

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Central District/Area 15

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 628

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$106,200	\$210,400	\$316,600	\$340,200	93.1%	14.18%
<b>2004 Value</b>	\$116,300	\$216,800	\$333,100	\$340,200	97.9%	14.07%
<b>Change</b>	+\$10,100	+\$6,400	+\$16,500		+4.8%	-0.11%
<b>% Change</b>	+9.5%	+3.0%	+5.2%		+5.2%	-0.78%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -0.78% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$116,800	\$192,100	\$308,900
<b>2004 Value</b>	\$128,000	\$199,400	\$327,400
<b>Percent Change</b>	+9.6%	+3.8%	+6.0%

Number of one to three unit residences in the Population: 5532

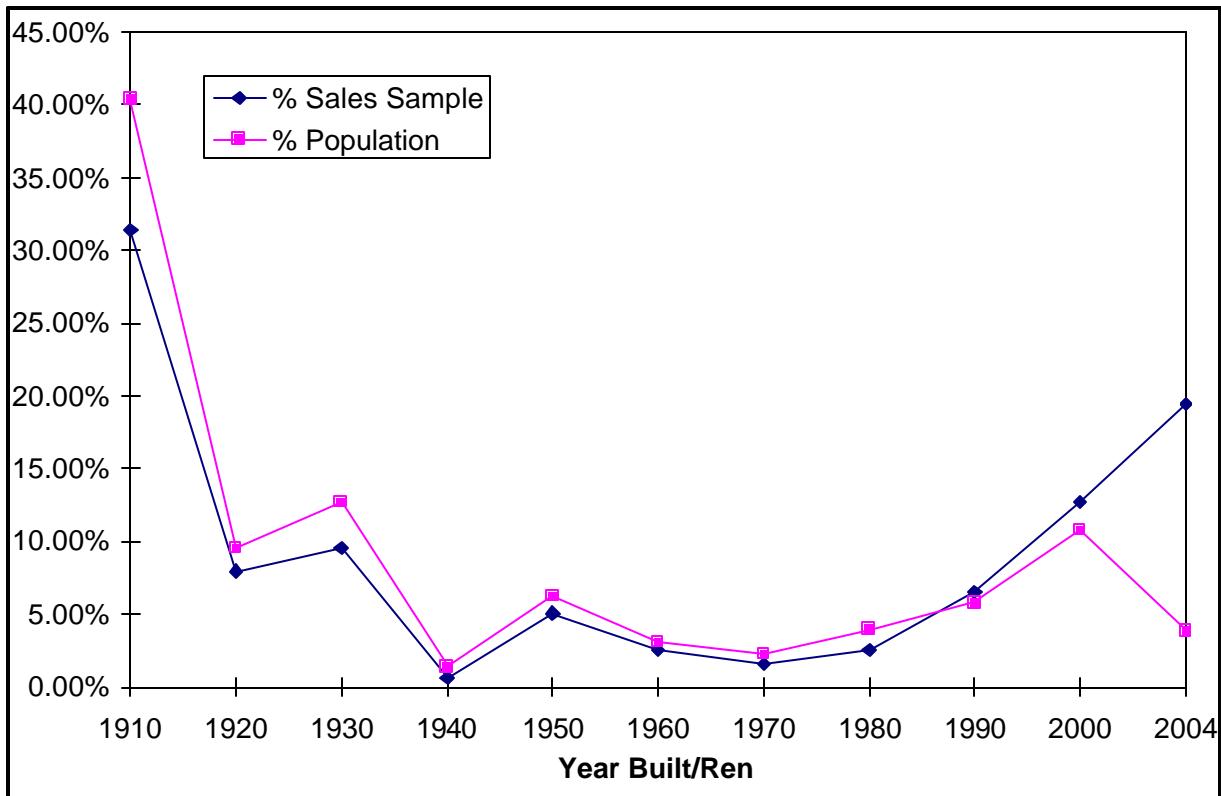
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that some characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, 1930 or less Year Built/Renovate improvements had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. Properties with above grade living areas of 800 square feet or less indicated a need for a downward adjustment due to higher average ratios than other improvements. The formula adjusts these parcels downward and therefore improves equalization in this area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	197	31.37%
1920	50	7.96%
1930	60	9.55%
1940	4	0.64%
1950	32	5.10%
1960	16	2.55%
1970	10	1.59%
1980	16	2.55%
1990	41	6.53%
2000	80	12.74%
2004	122	19.43%
	628	

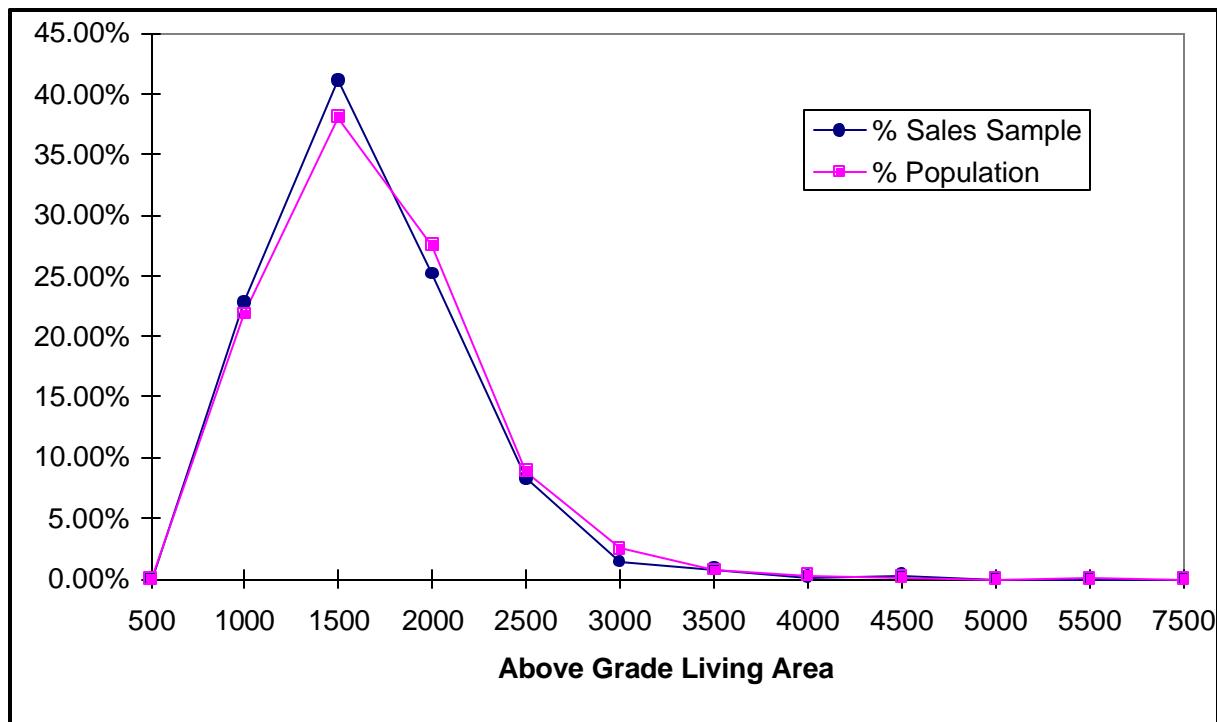
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	2235	40.40%
1920	527	9.53%
1930	703	12.71%
1940	76	1.37%
1950	345	6.24%
1960	170	3.07%
1970	125	2.26%
1980	220	3.98%
1990	320	5.78%
2000	597	10.79%
2004	214	3.87%
	5532	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

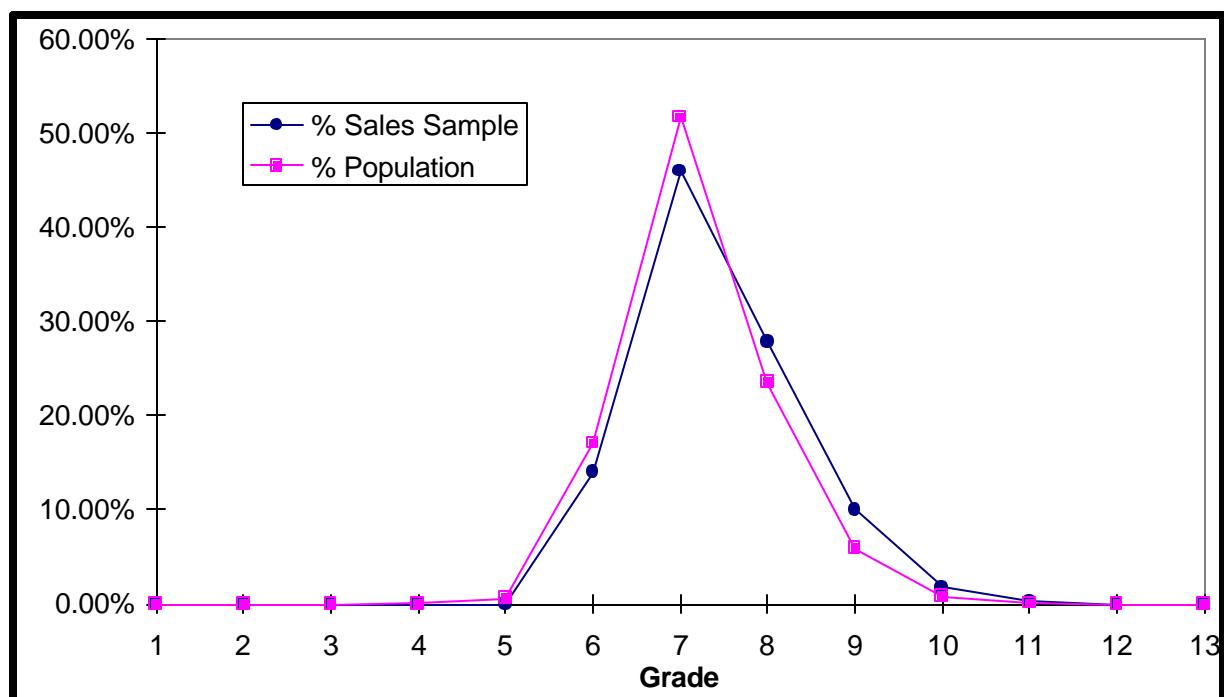
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.04%
1000	143	22.77%	1000	1209	21.85%
1500	258	41.08%	1500	2106	38.07%
2000	158	25.16%	2000	1522	27.51%
2500	52	8.28%	2500	492	8.89%
3000	9	1.43%	3000	137	2.48%
3500	5	0.80%	3500	39	0.70%
4000	1	0.16%	4000	17	0.31%
4500	2	0.32%	4500	7	0.13%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	0	0.00%
	628			5532	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

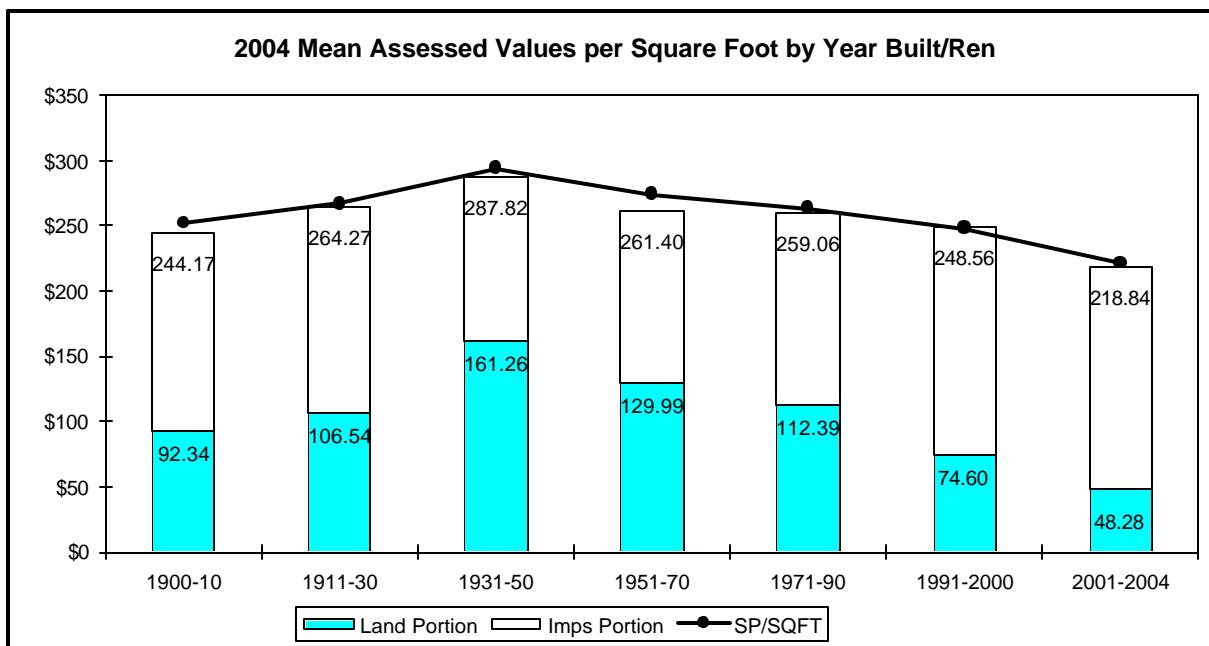
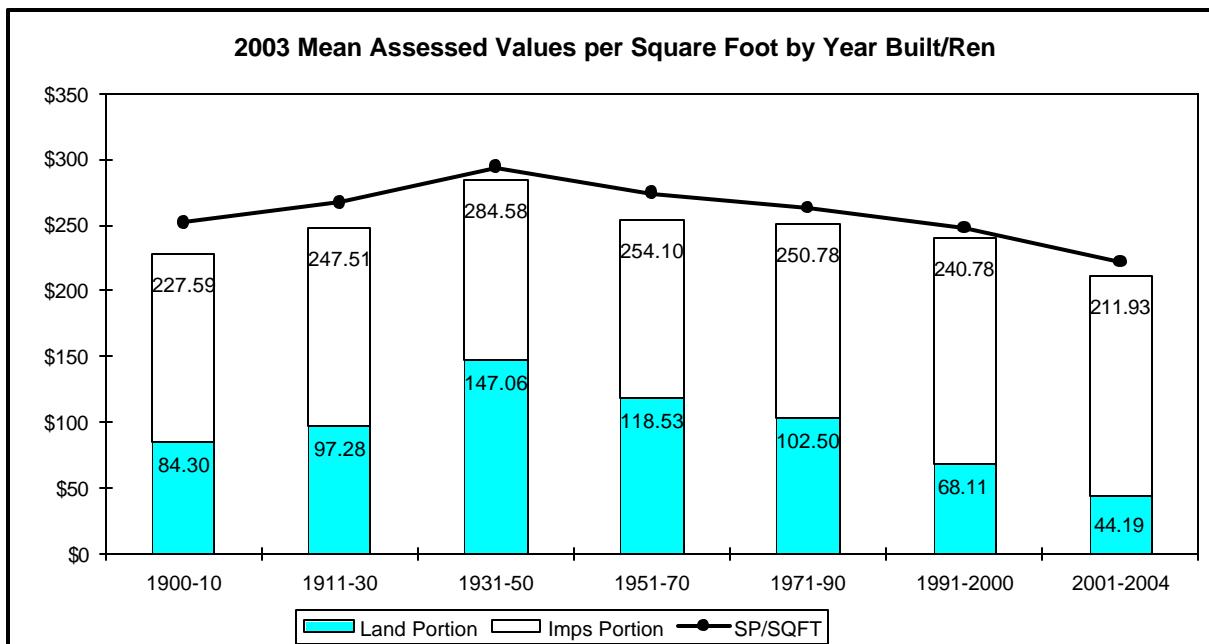
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	32	0.58%
6	88	14.01%	6	947	17.12%
7	289	46.02%	7	2864	51.77%
8	175	27.87%	8	1304	23.57%
9	63	10.03%	9	327	5.91%
10	11	1.75%	10	48	0.87%
11	2	0.32%	11	9	0.16%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	628			5532	



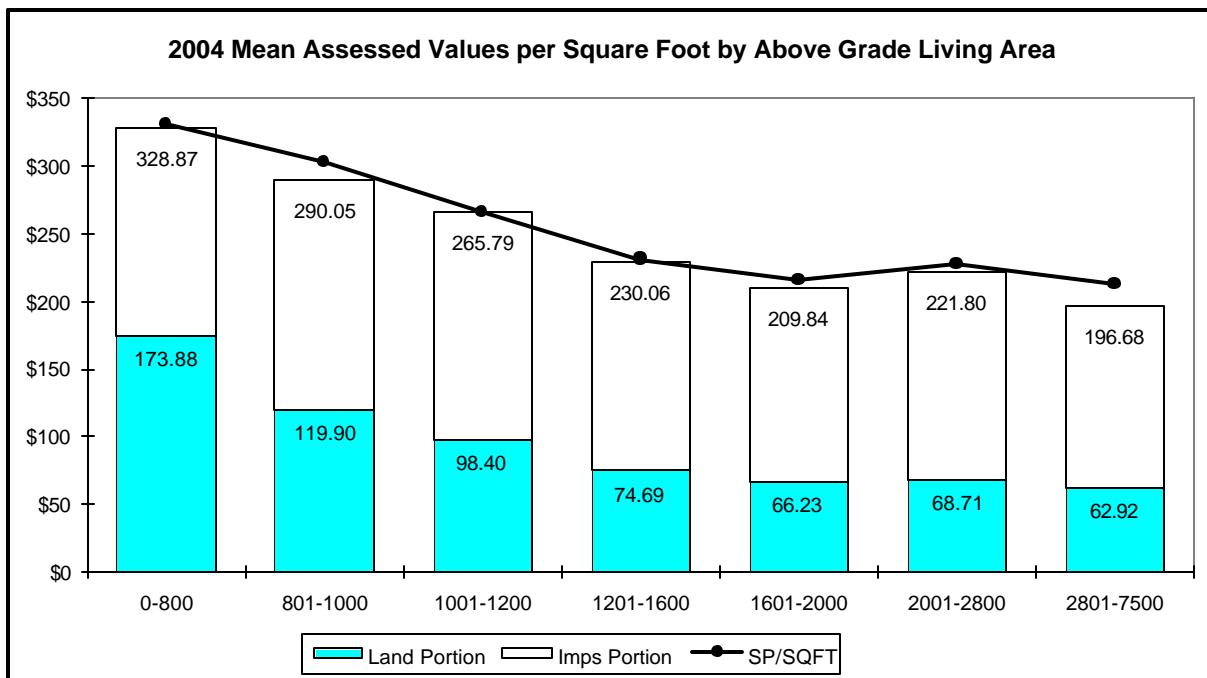
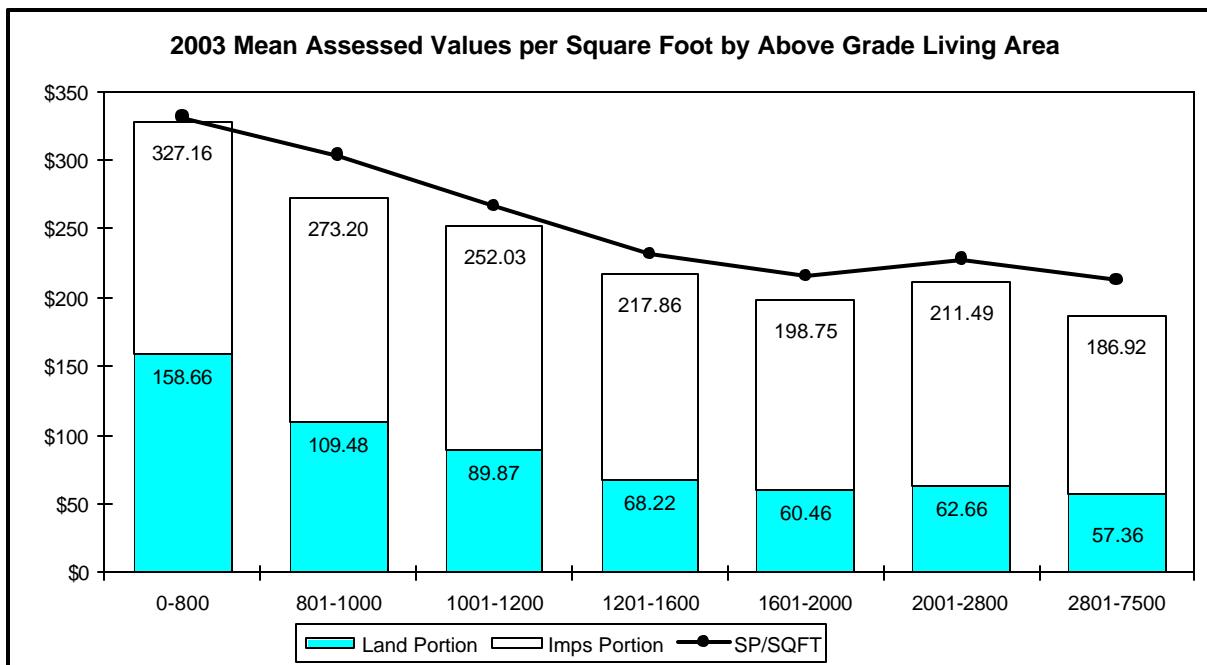
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



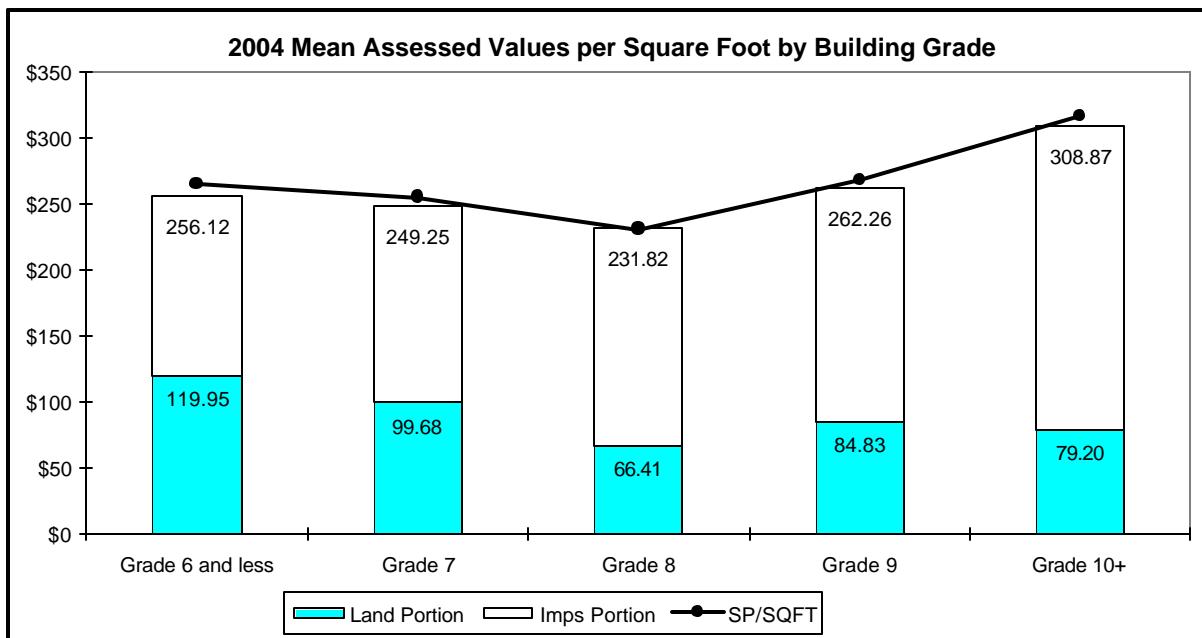
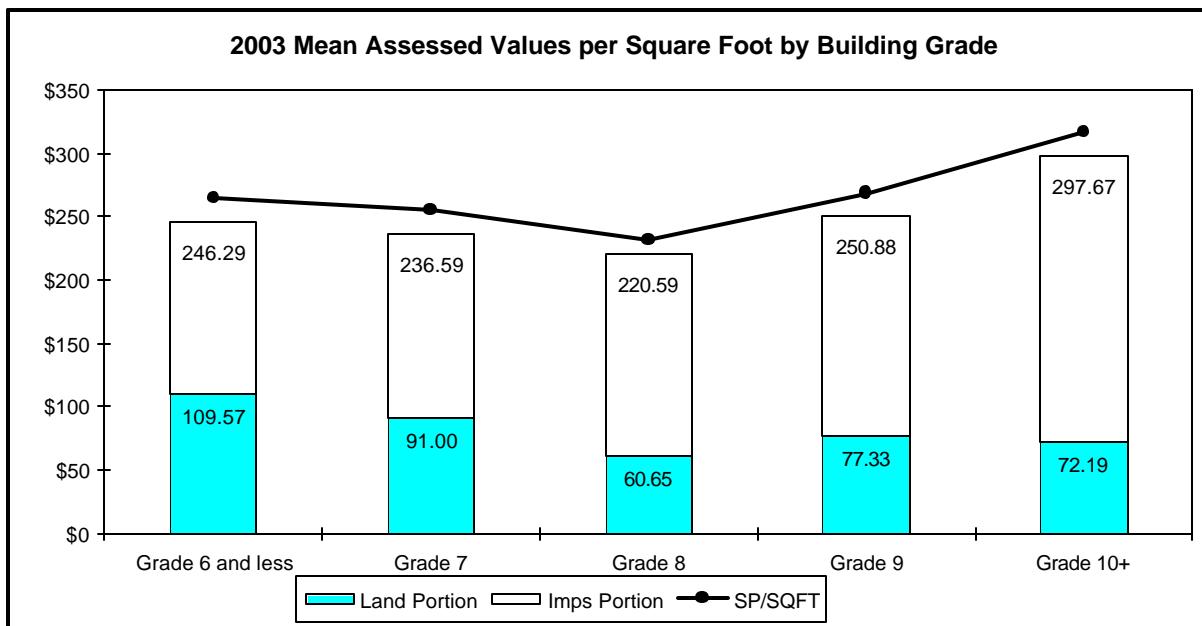
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There is minimal representation of homes with 2800+ square feet homes in the sales sample.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 9 useable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 628 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that two characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, 1930 or less Year Built/Renovate improvements had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. Properties with above grade living areas of 800 square feet or less indicated a need for a downward adjustment due to higher average ratios than other improvements. The formula adjusts these parcels downward and therefore improves equalization in this area.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / {0.9653219 – (0.041633470 if Year Built/Renovate is 1930 or less) + (0.053993610 if above grade living area is 800 square feet or less)}

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.03)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.03).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, the model developed for residential properties on residential zoned land will apply.

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 15 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

3.59%

<b>1930 or Less Yr Built/Renovate</b>	<b>Yes</b>
% Adjustment	4.67%
<b>Improvement 800 Sq Ft or Less</b>	<b>Yes</b>
% Adjustment	-5.49%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a 1930 or less Year Built/Renovate parcel would receive approximately a 8.26% upward adjustment (3.59% overall + 4.67% OldYB/Ren). A parcel with an improvement of 800 square feet or less above grade living area would receive approximately a -1.89% downward adjustment (+3.59% overall and - 5.49% SmAGLA). A parcel with a 1930 or less Year Built/Renovate improvement that is less than 800 square feet would receive approximately a 2.77% upward adjustment (+3.59% overall + 4.67% OldYB/Ren - 5.49% (Sm AGLA)).

Generally older year built renovate improvements were at a lower assessment level than newer built improvements. Smaller above grade living area parcels were at a higher assessment level than larger above grade living area parcels. This model corrects for these strata differences.

34% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.979

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	88	0.925	0.967	4.6%	0.936	0.999
7	289	0.921	0.974	5.7%	0.956	0.991
8	175	0.950	0.999	5.1%	0.980	1.018
9	63	0.925	0.968	4.7%	0.939	0.997
10+	13	0.927	0.963	3.9%	0.862	1.065
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	197	0.897	0.966	7.7%	0.942	0.990
1911-1930	110	0.923	0.990	7.3%	0.962	1.018
1931-1950	36	0.963	0.979	1.7%	0.939	1.018
1951-1970	26	0.936	0.965	3.1%	0.903	1.027
1971-1990	57	0.949	0.981	3.4%	0.946	1.016
1991-2000	80	0.962	0.995	3.4%	0.966	1.023
>2000	122	0.949	0.981	3.4%	0.965	0.996
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
FAIR	10	0.824	0.877	6.4%	0.715	1.040
AVERAGE	330	0.938	0.974	3.8%	0.960	0.988
GOOD	209	0.920	0.982	6.8%	0.961	1.003
VERY GOOD	79	0.936	1.001	6.9%	0.969	1.033
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	229	0.932	0.975	4.6%	0.956	0.993
1.5	112	0.890	0.959	7.8%	0.928	0.990
2	229	0.949	0.994	4.8%	0.977	1.011
2.5	11	0.854	0.911	6.7%	0.795	1.027
3	47	0.961	0.994	3.4%	0.969	1.018

## Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.979

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

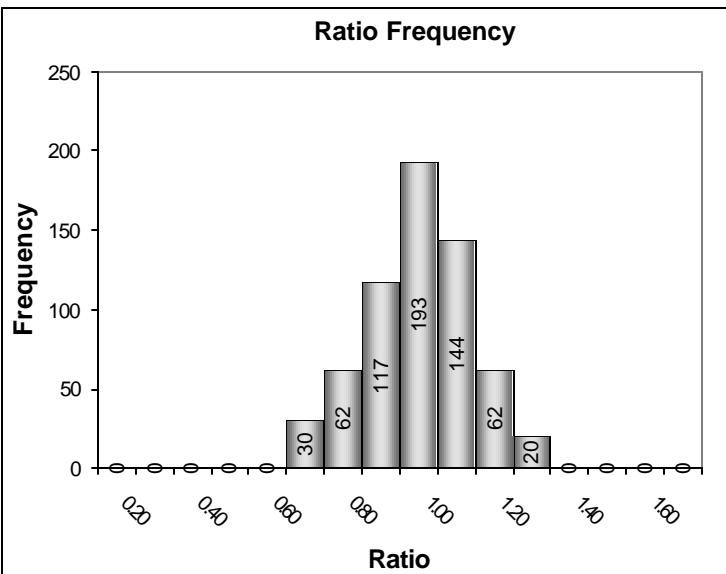
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-800	57	0.988	0.993	0.5%	0.960	1.026
0801-1000	86	0.898	0.953	6.2%	0.925	0.982
1001-1200	99	0.945	0.997	5.5%	0.969	1.025
1201-1600	203	0.941	0.994	5.6%	0.975	1.013
1601-2000	114	0.918	0.969	5.6%	0.940	0.997
2001-2800	59	0.926	0.972	4.9%	0.934	1.009
2801-7500	10	0.877	0.924	5.4%	0.835	1.014
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
NO	476	0.930	0.979	5.3%	0.967	0.992
YES	152	0.933	0.979	5.0%	0.957	1.002
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0	628	0.931	0.979	5.2%	0.968	0.990
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	249	0.937	0.989	5.5%	0.971	1.006
4	285	0.928	0.974	4.9%	0.957	0.990
11	94	0.925	0.973	5.3%	0.945	1.002
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	184	0.966	1.006	4.1%	0.991	1.021
03000-05000	328	0.919	0.971	5.6%	0.954	0.987
05001-08000	105	0.927	0.978	5.5%	0.948	1.008
08001-12000	10	0.865	0.913	5.6%	0.750	1.077
12001-16000	1	0.736	0.762	3.6%	N/A	N/A

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> WC / Team I	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/16/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>15 - Central District</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	628		
<b>Mean Assessed Value</b>	316,600		
<b>Mean Sales Price</b>	340,200		
<b>Standard Deviation AV</b>	107,523		
<b>Standard Deviation SP</b>	129,209		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.950		
<b>Median Ratio</b>	0.960		
<b>Weighted Mean Ratio</b>	0.931		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.613		
<b>Highest ratio:</b>	1.276		
<b>Coefficient of Dispersion</b>	11.13%		
<b>Standard Deviation</b>	0.135		
<b>Coefficient of Variation</b>	14.18%		
<b>Price Related Differential (PRD)</b>	1.021		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.946		
<i>Upper limit</i>	0.967		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.939		
<i>Upper limit</i>	0.960		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5532		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.135		
<b>Recommended minimum:</b>	29		
<b>Actual sample size:</b>	628		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	294		
# ratios above mean:	334		
<i>Z:</i>	1.596		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



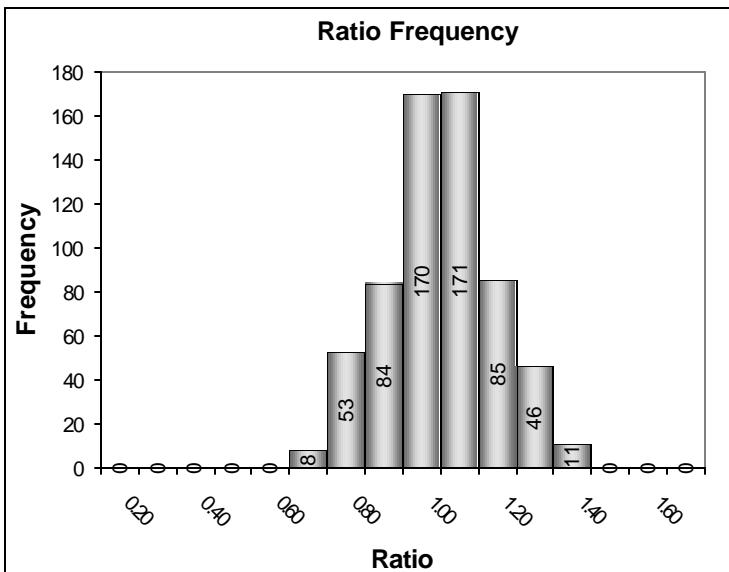
### COMMENTS:

1 to 3 Unit Residences throughout Area 15

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> WC / Team I	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/16/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>15 - Central District</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	628		
<b>Mean Assessed Value</b>	333,100		
<b>Mean Sales Price</b>	340,200		
<b>Standard Deviation AV</b>	113,056		
<b>Standard Deviation SP</b>	129,209		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.979		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.662		
<b>Highest ratio:</b>	1.338		
<b>Coefficient of Dispersion</b>	11.06%		
<b>Standard Deviation</b>	0.140		
<b>Coefficient of Variation</b>	14.07%		
<b>Price Related Differential (PRD)</b>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.013		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5532		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.140		
<b>Recommended minimum:</b>	32		
<b>Actual sample size:</b>	628		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	311		
# ratios above mean:	317		
<i>Z:</i>	0.239		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout Area 15

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	516070	0095	3/22/02	\$179,950	640	0	6	1900	4	4000	N	N	942 25TH AV S
003	912610	0866	8/22/02	\$180,000	670	470	6	1900	3	1800	N	N	402 21ST AV
003	516070	0050	3/26/02	\$210,000	680	0	6	1901	4	4000	N	N	935 25TH AV S
003	912610	0020	6/11/03	\$144,900	700	0	6	1900	3	1800	N	N	2008 E MARION ST
003	872810	0595	3/11/02	\$218,000	710	0	6	1911	2	2670	N	N	1107 20TH AV S
003	684070	0400	6/19/03	\$225,000	770	140	6	1919	4	5500	N	N	511 TEMPLE PL
003	684070	1355	2/20/03	\$230,000	780	0	6	1945	4	4300	N	N	213 MARTIN LUTHER KING JR WY
003	722850	1880	6/24/02	\$208,000	830	150	6	1950	4	5000	N	N	1615 21ST AV
003	605860	0060	4/15/02	\$237,000	830	0	6	1900	5	2500	N	N	2511 S DEARBORN ST
003	193730	0060	12/11/02	\$199,719	890	750	6	1924	3	4000	Y	N	1904 S DEARBORN ST
003	754480	0350	4/14/03	\$190,000	890	0	6	1901	4	3000	N	N	517 23RD AV
003	912610	1120	11/14/03	\$240,000	890	0	6	1900	3	3600	N	N	613 22ND AV
003	501100	0035	1/2/03	\$265,000	930	0	6	1901	4	4000	N	N	613 22ND AV E
003	722850	2089	10/7/03	\$228,000	930	0	6	1907	4	2709	N	N	1913 E PINE ST
003	605860	0385	11/20/03	\$269,000	930	0	6	1911	4	3100	Y	N	909 23RD AV S
003	516070	0045	4/29/02	\$227,000	940	0	6	1903	4	4000	N	N	931 25TH AV S
003	912610	0326	3/27/03	\$260,000	940	0	6	1903	4	3600	N	N	608 20TH AV
003	722850	0765	8/15/02	\$269,000	970	0	6	1902	4	3810	N	N	1621 22ND AV
003	722850	1780	2/26/02	\$249,950	1010	0	6	1904	4	3750	N	N	1434 20TH AV
003	605860	0415	2/20/02	\$153,000	1030	0	6	1908	3	4700	N	N	912 22ND AV S
003	722850	0455	11/27/02	\$180,000	1040	0	6	1918	3	2686	N	N	915 23RD AV
003	912610	0575	1/10/03	\$190,000	1060	710	6	1917	3	3600	N	N	414 20TH AV
003	303720	0060	9/12/03	\$180,000	1080	0	6	1900	4	2150	N	N	1610 E SPRUCE ST
003	516070	0115	3/16/03	\$214,950	1080	0	6	1977	3	4000	N	N	926 25TH AV S
003	605860	0350	10/7/02	\$195,877	1130	0	6	1907	4	3333	N	N	906 23RD AV S
003	794260	1215	3/5/02	\$265,000	1140	0	6	1903	4	4000	N	N	1510 E ALDER ST
003	128530	0140	7/22/03	\$266,000	1170	0	6	1905	2	4600	Y	N	2434 S IRVING ST
003	516070	0075	6/25/02	\$275,000	1200	0	6	1906	4	4000	N	N	2502 S NORMAN ST
003	152330	0005	12/15/03	\$184,900	1280	0	6	1900	3	4340	N	N	902 24TH AV S
003	981870	0635	9/23/02	\$200,000	1280	0	6	1984	3	2000	N	N	521 27TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	722850	1415	2/3/03	\$320,000	1310	0	6	1903	4	4994	N	N	953 21ST AV
003	246090	0025	11/6/03	\$270,000	1560	0	6	1907	5	3960	N	N	939 24TH AV S
003	722850	0865	4/11/03	\$350,000	1810	0	6	1902	3	4064	N	N	1644 21ST AV
003	713230	0535	6/26/02	\$180,000	710	0	7	1924	4	4000	Y	N	950 HIAWATHA PL S
003	440020	0071	8/21/03	\$226,862	750	0	7	2003	3	1106	N	N	521 20TH AV E
003	440020	0072	8/21/03	\$226,862	750	0	7	2003	3	1167	N	N	521 20TH AV E
003	794260	1070	7/2/03	\$285,700	760	0	7	1925	4	4800	Y	N	315 15TH AV
003	754480	0195	5/6/03	\$265,000	760	0	7	1900	4	3000	N	N	422 22ND AV
003	095500	0165	5/28/03	\$239,000	780	0	7	1941	3	4200	N	N	228 22ND AV E
003	042404	9272	1/22/02	\$225,000	840	560	7	2002	3	2445	N	N	1106 26TH AV S
003	042404	9059	5/8/02	\$227,500	840	560	7	2002	3	2445	N	N	1110 26TH AV S
003	982670	1415	4/11/03	\$295,000	840	640	7	1951	5	2619	N	N	223 22ND AV
003	981870	0505	8/22/02	\$239,000	870	380	7	1949	5	4500	N	N	306 27TH AV
003	331950	2165	12/17/03	\$242,900	880	560	7	2003	3	1687	N	N	1623 S WELLER ST
003	193730	0275	7/21/03	\$280,000	880	0	7	1910	4	3200	Y	N	828 19TH AV S
003	722850	2445	4/12/02	\$241,000	920	0	7	1915	4	4636	N	N	906 19TH AV
003	712830	0165	12/13/02	\$346,000	930	400	7	1909	4	6000	N	N	925 20TH AV S
003	722850	1540	7/5/02	\$229,950	940	660	7	1978	3	3750	N	N	942 20TH AV
003	277910	0432	5/29/02	\$219,950	970	300	7	1953	4	5500	N	N	156 24TH AV
003	277910	0432	8/18/03	\$235,000	970	300	7	1953	4	5500	N	N	156 24TH AV
003	912610	1470	12/2/02	\$255,000	980	0	7	1923	4	4950	N	N	911 22ND AV
003	257240	0160	6/13/03	\$210,000	990	0	7	1905	4	3360	N	N	171 15TH AV
003	501100	0090	8/4/03	\$365,000	990	0	7	1996	3	4000	N	N	615 23RD AV E
003	684070	0260	7/19/03	\$300,000	990	0	7	1926	3	5000	N	N	542 25TH AV
003	912610	0311	9/23/03	\$284,500	1000	0	7	1906	4	2720	N	N	618 20TH AV
003	225650	0006	12/23/02	\$250,000	1000	0	7	1901	3	1745	N	N	1715 E MARION ST
003	501100	0155	8/16/02	\$268,000	1010	0	7	1948	3	3066	N	N	533 22ND AV E
003	516070	0040	7/30/03	\$287,500	1010	0	7	1901	5	4000	N	N	927 25TH AV S
003	912610	0747	1/17/03	\$289,900	1020	600	7	1999	3	3198	N	N	320 21ST AV
003	684070	0380	2/18/03	\$254,000	1020	0	7	1949	4	5000	N	N	506 26TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	684070	0965	12/9/03	\$239,500	1040	0	7	1924	4	5000	N	N	351 MARTIN LUTHER KING JR WY
003	684070	0365	6/19/02	\$257,000	1060	0	7	1924	4	4500	N	N	520 26TH AV
003	794260	1925	11/15/02	\$224,500	1080	0	7	1996	3	5120	N	N	323 20TH AV
003	095500	0090	3/25/03	\$240,000	1080	0	7	1901	4	3200	N	N	2214 E JOHN ST
003	981870	0495	2/27/02	\$279,950	1080	200	7	1926	5	5100	N	N	302 27TH AV
003	121100	0250	9/23/03	\$287,000	1080	0	7	1926	4	4500	N	N	532 27TH AV
003	684070	0270	5/3/02	\$300,000	1080	0	7	1926	4	5000	N	N	532 25TH AV
003	095500	0185	9/22/03	\$320,000	1090	0	7	1910	4	4200	N	N	227 22ND AV E
003	722850	2545	6/10/03	\$314,000	1090	150	7	1904	4	3600	N	N	1120 19TH AV
003	912610	1465	5/8/03	\$200,000	1120	0	7	1900	4	3600	N	N	907 22ND AV
003	981870	0345	7/10/03	\$293,950	1120	0	7	1927	4	4500	N	N	359 27TH AV
003	712830	0050	11/20/02	\$280,000	1130	0	7	1981	3	4500	Y	N	807 20TH AV S
003	331950	2171	8/13/03	\$253,500	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
003	331950	2177	9/9/03	\$254,950	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
003	095500	0095	1/29/03	\$273,000	1140	0	7	1900	5	3200	N	N	2208 E JOHN ST
003	684070	0295	7/1/03	\$270,000	1140	0	7	1924	4	5000	N	N	508 25TH AV
003	981870	0085	4/22/03	\$335,000	1140	170	7	1924	4	6000	N	N	194 26TH AV
003	331950	2175	7/25/03	\$249,950	1200	210	7	2002	3	1673	N	N	1625 B S WELLER ST
003	331950	2167	7/28/03	\$249,950	1200	210	7	2003	3	1674	N	N	1619 A S WELLER ST
003	331950	2158	8/8/03	\$254,000	1200	210	7	2003	3	1674	N	N	1619 B S WELLER ST
003	331950	2173	8/21/03	\$260,250	1200	210	7	2002	3	1673	N	N	1625 A S WELLER ST
003	912610	0770	3/18/02	\$331,000	1200	680	7	1903	4	3600	N	N	308 21ST AV
003	981870	0095	12/23/03	\$359,950	1200	0	7	1925	5	5500	N	N	198 26TH AV
003	036300	0050	5/14/02	\$317,000	1210	0	7	1907	4	4500	N	N	172 25TH AV
003	332000	0925	12/5/02	\$219,000	1240	220	7	1901	4	3600	Y	N	1815 S LANE ST
003	937930	0050	8/16/02	\$230,750	1240	0	7	1900	5	2568	N	N	2406 S LANE ST
003	125020	0294	2/13/02	\$273,000	1250	260	7	2002	3	2386	N	N	505 26TH AV S
003	125020	0292	2/13/02	\$281,500	1250	310	7	2002	3	2097	N	N	501 26TH AV S
003	125020	0592	1/23/03	\$284,000	1260	420	7	2002	3	1800	N	N	416 26TH AV S
003	246090	0010	5/14/03	\$232,950	1280	0	7	1992	3	2574	N	N	925 24TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	723460	1580	6/11/03	\$232,000	1300	0	7	1943	4	7751	N	N	901 19TH AV
003	257240	0229	8/22/02	\$311,000	1300	360	7	2002	3	1917	N	N	205 15TH AV
003	712830	0850	12/19/02	\$257,500	1330	600	7	1907	4	3000	N	N	2024 S DEARBORN ST
003	713230	0635	10/31/03	\$344,000	1340	400	7	1910	4	4000	Y	N	922 DAVIS PL S
003	912610	1080	2/26/02	\$195,700	1346	0	7	1957	4	3472	N	N	2108 E JAMES ST
003	722850	1710	10/28/02	\$281,300	1391	943	7	1997	3	5000	N	N	1413 21ST AV
003	712830	0605	3/29/02	\$201,000	1400	0	7	1907	4	6000	N	N	2012 S CHARLES ST
003	000760	0043	2/28/02	\$210,000	1410	0	7	1904	4	3000	N	N	2311 E ALDER ST
003	000760	0057	5/21/03	\$181,000	1410	0	7	1902	4	2700	N	N	154 23RD AV
003	257240	0015	10/1/02	\$335,000	1410	0	7	1910	4	3000	N	N	208 15TH AV
003	095500	0155	3/19/03	\$289,000	1420	0	7	1903	4	4200	N	N	222 22ND AV E
003	125020	0708	5/28/02	\$238,000	1430	0	7	2002	3	2400	N	N	530 26TH AV S
003	193730	0194	8/17/03	\$262,000	1440	530	7	1999	3	2002	Y	N	837 19TH AV S
003	712830	0395	12/12/03	\$224,950	1440	0	7	1900	3	3000	N	N	2029 S CHARLES ST
003	140030	0033	6/20/02	\$280,000	1440	0	7	1999	3	2563	N	N	703 25TH AV S
003	332000	0615	9/27/02	\$200,000	1450	0	7	1958	3	6720	N	N	1844 S LANE ST
003	912610	0675	2/6/03	\$278,000	1450	0	7	1995	3	3600	N	N	316 20TH AVENUE
003	125020	0290	7/9/02	\$249,950	1450	280	7	1906	3	2716	N	N	2513 S KING ST
003	516070	0125	11/11/03	\$337,500	1450	0	7	1900	4	6000	N	N	933 26TH AV S
003	712830	0715	2/10/03	\$178,000	1470	0	7	1902	3	3000	N	N	2026 S NYE PL
003	121100	0345	12/17/03	\$272,400	1470	0	7	1911	4	3500	N	N	547 TEMPLE PL
003	981870	0390	7/18/02	\$329,000	1490	0	7	1926	5	4000	N	N	339 27TH AV
003	225450	1135	4/9/03	\$340,000	1490	0	7	1902	4	2279	N	N	915 14TH AV
003	794260	1955	4/20/02	\$260,000	1510	450	7	1951	4	5120	N	N	415 20TH AV
003	722850	1520	11/13/03	\$275,000	1520	0	7	1901	2	4744	N	N	930 20TH AV
003	754480	0420	9/2/03	\$170,000	1520	0	7	1908	2	3000	N	N	600 B 22ND AV
003	912610	1390	6/16/03	\$289,900	1540	0	7	1904	4	3600	N	N	817 22ND AV
003	246090	0020	1/22/03	\$265,000	1560	0	7	1907	3	3960	N	N	933 24TH AV S
003	912610	0060	3/3/03	\$286,000	1560	0	7	1994	3	3600	N	N	822 20TH AV
003	722850	0795	8/29/03	\$349,000	1560	0	7	1908	4	3800	N	N	1608 21ST AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	912610	0526	7/24/02	\$280,000	1575	0	7	2002	3	1726	N	N	512 21ST AV
003	042404	9073	7/17/02	\$239,950	1580	0	7	1996	3	5426	N	N	2505 S NORMAN ST
003	684070	1040	10/21/03	\$185,000	1610	0	7	1924	3	4500	N	N	340 26TH AV
003	754480	0070	8/13/03	\$310,000	1610	0	7	1909	5	2800	N	N	2212 E ALDER ST
003	193730	0165	8/2/03	\$316,000	1630	400	7	1911	4	6000	Y	N	811 19TH AV S
003	794260	0105	11/14/02	\$290,000	1640	340	7	1904	4	5600	N	N	1918 E JEFFERSON ST
003	794260	1965	10/20/03	\$275,000	1640	0	7	1923	3	3280	N	N	1921 E ALDER ST
003	684070	0285	2/11/02	\$250,000	1650	0	7	1924	4	5000	N	N	518 25TH AV
003	684070	1200	9/3/03	\$312,000	1680	0	7	1914	4	4400	N	N	339 26TH AV
003	794260	0065	11/19/03	\$265,000	1700	240	7	1905	4	5120	Y	N	522 19TH AV
003	794260	0100	3/6/03	\$384,000	1710	0	7	1902	4	5600	N	N	1914 E JEFFERSON ST
003	712830	0215	5/6/02	\$305,000	1750	0	7	1997	3	3000	Y	N	2007 S INGERSOLL PL
003	134430	0260	4/2/02	\$319,000	1770	0	7	1925	5	4200	N	N	343 23RD AV E
003	605860	0370	7/28/03	\$265,000	1830	0	7	1919	3	3800	Y	N	903 23RD AV S
003	981870	0265	5/20/03	\$221,000	1840	0	7	1901	4	4000	N	N	168 27TH AV
003	912610	0525	10/22/02	\$328,000	1840	0	7	2002	3	1876	N	N	515 21ST AV
003	912610	0525	10/7/03	\$358,500	1840	0	7	2002	3	1876	N	N	515 21ST AV
003	912610	0110	11/27/02	\$260,100	1980	0	7	1900	4	5400	N	N	803 21ST AV
003	722850	1425	10/14/02	\$345,000	2080	0	7	1904	5	4994	N	N	951 21ST AV
003	684070	1165	5/21/03	\$275,000	2260	0	7	1924	4	4400	N	N	307 26TH AV
003	000760	0089	11/21/02	\$370,000	2700	0	7	1902	4	6000	N	N	118 24TH AV
003	636290	0130	6/27/02	\$199,900	740	0	8	2002	3	2492	N	N	718 26TH AV S
003	303720	0150	7/31/03	\$233,000	1109	0	8	1997	3	2100	N	N	1530 E SPRUCE ST
003	257240	0010	9/18/03	\$295,000	1158	0	8	2001	3	1494	N	N	210 15TH AV
003	636290	0132	8/15/02	\$230,000	1175	0	8	2002	3	1252	N	N	718 26TH AVE S UNIT #2
003	636290	0134	9/26/02	\$232,000	1175	0	8	2002	3	1250	N	N	718 26TH AVE S UNIT #3
003	501100	0165	9/17/02	\$305,000	1200	0	8	1907	4	3285	N	N	2205 E MERCER ST
003	912610	0345	7/22/02	\$307,000	1218	342	8	1999	3	1801	N	N	609 21ST AV
003	712830	0065	11/6/03	\$241,000	1240	0	8	1900	3	3000	Y	N	815 20TH AV S
003	042404	9273	7/27/03	\$289,000	1240	330	8	2003	3	1967	N	N	1110 24TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	225450	1943	3/21/02	\$239,000	1240	0	8	1994	3	2670	N	N	1618 E COLUMBIA ST
003	712830	0315	3/22/02	\$314,000	1251	424	8	2001	3	3000	N	N	2010 S NORMAN ST
003	225450	2265	1/31/03	\$280,000	1260	0	8	1903	4	3840	N	N	723 19TH AV
003	982670	1793	2/19/02	\$285,000	1280	270	8	2001	3	1139	N	N	2217 E E ALDER ST
003	982670	1401	3/5/02	\$299,000	1310	300	8	2002	3	1800	N	N	211 22ND AV
003	982670	1397	4/24/02	\$299,900	1310	300	8	2002	3	1800	N	N	205 22ND AV
003	982670	1399	2/11/02	\$299,900	1310	300	8	2002	3	1800	N	N	207 22ND AV
003	982670	1395	4/25/02	\$302,950	1310	300	8	2002	3	1800	N	N	201 2ND AV
003	180690	0065	4/15/02	\$485,000	1340	0	8	1906	5	3600	N	N	324 17TH AV E
003	723460	0802	4/14/03	\$318,500	1366	0	8	1997	3	1795	N	N	906 17TH AV
003	501100	0020	4/15/03	\$430,000	1400	0	8	1910	5	4000	N	N	612 21ST AV E
003	722850	1450	11/21/02	\$279,500	1430	0	8	1903	4	3750	N	N	935 21ST AV
003	042404	9075	3/17/03	\$301,500	1440	350	8	2003	3	2084	N	N	1112 24TH AV S
003	225450	1530	5/22/03	\$420,000	1440	0	8	1906	4	3060	N	N	927 15TH AV
003	982670	1791	8/28/03	\$294,000	1460	320	8	2001	3	1981	N	N	219 23RD AV
003	982670	1790	3/1/02	\$322,500	1460	320	8	2001	3	1981	N	N	221 23RD AV
003	225450	1526	12/23/02	\$340,000	1460	0	8	1908	4	2580	N	N	1417 E SPRING ST
003	794260	1225	6/10/02	\$355,000	1460	0	8	1911	3	4840	N	N	301 16TH AV
003	440020	0070	10/14/03	\$345,000	1480	0	8	1908	4	2545	N	N	521 20TH AV E
003	225450	2365	11/7/02	\$259,000	1500	0	8	1906	5	2880	N	N	1916 E CHERRY ST
003	982670	1403	4/11/02	\$299,900	1520	330	8	2002	3	1800	N	N	2120 E SPRUCE ST
003	982670	1405	6/12/02	\$299,900	1520	330	8	2002	3	1800	N	N	2118 E SPRUCE ST
003	982670	1409	5/23/02	\$299,900	1520	330	8	2002	3	1800	N	N	2114 E SPRUCE ST
003	982670	1407	6/11/02	\$302,000	1520	330	8	2002	3	1800	N	N	2116 E SPRUCE ST
003	722850	0425	2/25/02	\$250,000	1530	0	8	1901	4	2370	N	N	926 22ND AV
003	134430	0095	4/26/02	\$374,000	1540	0	8	1904	4	4620	N	N	527 22ND AV E
003	423240	1335	7/25/03	\$508,000	1560	0	8	1923	5	3840	N	N	330 16TH AV E
003	423240	0250	6/4/02	\$508,000	1600	0	8	1911	5	3430	N	N	532 18TH AV E
003	423240	0415	3/14/03	\$430,000	1610	0	8	1987	3	5400	N	N	519 18TH AV E
003	331950	1810	11/19/03	\$285,000	1610	0	8	1966	4	4480	N	N	1834 S WELLER ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	722850	2460	8/14/03	\$369,950	1620	0	8	1904	4	4840	Y	N	920 19TH AV
003	257240	0243	12/16/03	\$299,500	1640	0	8	1999	3	2058	N	N	1416 E SPRUCE ST
003	723460	0810	3/21/02	\$366,825	1650	0	8	2000	3	1795	N	N	922 17TH AV
003	225450	1731	5/19/03	\$318,900	1690	0	8	1901	4	2480	N	N	1510 E COLUMBIA ST
003	423240	0435	8/20/03	\$679,800	1690	0	8	1902	5	3200	N	N	1715 E MERCER ST
003	712830	0495	2/22/02	\$305,000	1700	0	8	1908	4	4000	N	N	2009 S NYE PL
003	912610	0836	4/18/03	\$297,000	1720	0	8	2001	3	1529	N	N	426 21ST AV
003	912610	0841	3/13/02	\$259,900	1720	0	8	2001	3	1617	N	N	2107 E JEFFERSON ST
003	095500	0240	11/19/03	\$345,000	1730	0	8	1913	4	4200	N	N	210 21ST AV E
003	912610	0840	2/21/02	\$255,000	1730	0	8	2001	3	1619	N	N	2109 E JEFFERSON ST
003	912610	0800	5/22/02	\$314,000	1730	0	8	1901	3	3600	N	N	311 22ND AV
003	912610	0835	5/28/02	\$295,000	1730	0	8	2001	3	2061	N	N	2101 E JEFFERSON ST
003	912610	0838	11/10/03	\$315,000	1730	0	8	2001	3	2064	N	N	422 21ST AV
003	912610	0839	1/25/02	\$264,000	1730	0	8	2001	3	1891	N	N	2111 E JEFFERSON ST
003	134430	0280	7/17/02	\$422,200	1840	140	8	1921	4	3675	Y	N	330 22ND AV E
003	225450	1995	4/16/03	\$466,250	1850	0	8	1901	4	3200	N	N	1709 E COLUMBIA ST
003	723460	0805	1/31/02	\$350,000	1860	0	8	2000	3	1795	N	N	916 A 17TH AV
003	723460	0805	10/17/03	\$380,000	1860	0	8	2000	3	1795	N	N	916 A 17TH AV
003	912610	0460	2/14/02	\$389,000	1916	0	8	2001	3	3600	N	N	510 20TH AV
003	912610	1280	9/10/02	\$307,000	1960	440	8	1996	3	3600	N	N	723 22ND AV
003	912610	0436	12/2/02	\$366,000	1960	0	8	1996	3	5400	N	N	522 20TH AV
003	794260	1145	9/19/02	\$265,000	1980	0	8	1902	4	4000	N	N	1503 E JEFFERSON ST
003	912610	0885	2/20/03	\$269,000	1980	0	8	2002	3	1911	N	N	411 B 22ND AV
003	912610	0887	11/19/02	\$269,500	1980	0	8	2002	3	1905	N	N	413 A 22ND AV
003	912610	0886	10/24/02	\$269,950	1980	0	8	2002	3	1463	N	N	4123 B 22ND AV
003	912610	0884	3/4/03	\$272,267	1980	0	8	2002	3	1905	N	N	411 A 22ND AV
003	723460	0811	5/20/02	\$399,950	2010	0	8	2000	3	1652	N	N	920 B 17TH AV
003	912610	1651	2/27/02	\$444,000	2070	860	8	2001	3	3870	N	N	722 22ND AV
003	912610	1651	4/28/03	\$459,000	2070	860	8	2001	3	3870	N	N	722 22ND AV
003	912610	0185	7/30/03	\$275,000	2110	0	8	1907	3	3600	N	N	722 20TH AV

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**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	000760	0093	9/19/02	\$290,000	2120	0	8	1901	4	7320	N	N	117 24TH AV S
003	423240	0375	6/5/02	\$444,200	2150	0	8	1906	4	5400	N	N	510 17TH AV E
003	722850	2380	5/9/02	\$265,000	2160	0	8	1902	4	4961	N	N	933 20TH AV
003	723460	1543	2/4/03	\$320,000	2260	0	8	2002	3	1831	N	N	916 B 18TH AV
003	723460	1540	9/4/02	\$359,950	2260	0	8	2002	3	1834	N	N	920 A 18TH AV
003	723460	1544	5/23/02	\$359,950	2260	0	8	2002	3	1825	N	N	914 B 18TH AV
003	723460	1535	4/16/02	\$369,950	2260	0	8	2002	3	1825	N	N	914 A 18TH AV
003	723460	1536	4/17/02	\$369,950	2260	0	8	2002	3	1828	N	N	916 A 18TH AV
003	723460	1537	4/17/02	\$369,950	2260	0	8	2002	3	1834	N	N	918 A 18TH AV
003	794260	0160	8/15/02	\$300,000	4220	0	8	1969	3	6400	N	N	609 20TH AV
003	225450	1767	3/13/02	\$309,950	1100	0	9	1999	3	1562	N	N	822 15TH AV
003	225450	1767	12/4/03	\$315,000	1100	0	9	1999	3	1562	N	N	822 15TH AV
003	225450	1765	4/24/03	\$306,000	1120	0	9	1999	3	2042	N	N	818 15TH AV
003	605860	0200	5/30/03	\$329,300	1300	320	9	2003	3	1988	N	N	820 24TH AV S
003	605860	0208	5/20/03	\$334,950	1300	320	9	2003	3	2215	N	N	828 24TH AV S
003	605860	0204	6/20/03	\$319,950	1360	370	9	2003	3	1991	N	N	824 24TH AV S
003	605860	0202	5/20/03	\$324,950	1360	370	9	2003	3	1816	N	N	822 24TH AV S
003	605860	0206	5/20/03	\$324,950	1360	370	9	2003	3	1947	N	N	826 24TH AV S
003	423240	1035	5/15/03	\$620,800	1460	0	9	1992	3	3160	N	N	1715 E REPUBLICAN ST
003	423240	0810	7/31/03	\$455,000	1480	0	9	1905	4	2400	N	N	1622 E HARRISON ST
003	519110	0115	7/3/02	\$400,000	1560	0	9	1909	5	2880	N	N	606 20TH AV E
003	605860	0150	5/8/02	\$300,000	1560	0	9	2002	3	1898	N	N	803 25TH AV S
003	605860	0148	9/25/03	\$315,000	1560	0	9	2002	3	1904	N	N	801 25TH AV S
003	133680	0800	10/30/03	\$555,000	1600	0	9	1906	5	2150	N	N	1715 E ROY ST
003	794260	0080	4/15/03	\$382,500	1670	0	9	1901	4	5120	N	N	512 19TH AV
003	423240	0050	4/9/03	\$559,000	1680	180	9	1987	3	3572	N	N	1520 E MERCER ST
003	423240	0080	7/1/03	\$425,000	1690	0	9	1991	3	2100	N	N	1610 E MERCER ST
003	605860	0152	5/7/02	\$281,300	1790	0	9	2002	3	1679	N	N	805 25TH AV S
003	605860	0154	5/7/02	\$295,000	1790	0	9	2002	3	1679	N	N	807 25TH AV S
003	605860	0158	4/10/02	\$300,000	1820	0	9	2002	3	2178	N	N	809 26TH AV S

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**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	423240	1065	4/23/02	\$537,400	1840	0	9	1915	5	5400	N	N	426 18TH AV E
003	423240	0790	9/23/03	\$699,000	1860	400	9	1906	4	2700	N	N	1610 E HARRISON ST
003	423240	0980	8/15/02	\$860,000	1970	870	9	2002	3	4800	N	N	405 18TH AV E
003	423240	0830	9/25/02	\$475,000	2010	0	9	1918	4	5640	N	N	405 17TH AV E
003	423240	0220	2/26/02	\$550,000	2170	200	9	1907	3	5640	N	N	612 18TH AV E
003	722850	1275	3/13/03	\$390,000	2200	0	9	1997	3	5080	N	N	944 21ST AV
003	501100	0040	7/28/03	\$500,000	2200	0	9	1987	3	4000	N	N	611 22ND AV E
003	423240	1345	12/10/02	\$1,150,000	2120	1080	11	2000	3	6240	N	N	337 17TH AV E
003	423240	0945	8/26/02	\$1,250,000	2880	560	11	1999	3	4900	N	N	408 17TH AV E
004	501500	1205	4/2/03	\$343,000	620	0	6	1914	5	4000	N	N	2613 E ALOHA ST
004	982870	2082	4/18/03	\$235,000	630	500	6	1944	4	2731	Y	N	1805 27TH AV
004	982820	1850	3/23/02	\$216,500	640	640	6	1992	3	4862	Y	N	1525 30TH AV
004	982820	2150	8/13/03	\$250,000	660	0	6	1920	2	2625	Y	N	3012 E OLIVE ST
004	982820	2312	6/18/02	\$174,000	670	0	6	1947	3	3900	Y	N	3009 E PINE ST
004	501500	0870	10/16/03	\$260,000	670	0	6	1909	4	4000	Y	N	913 24TH AV E
004	982870	1135	7/18/03	\$232,000	700	350	6	1950	4	4800	Y	N	124 MARTIN LUTHER KING JR WY E
004	920990	0460	6/19/03	\$253,000	700	0	6	1931	5	4092	N	N	3108 E HARRISON ST
004	501500	0395	1/28/02	\$275,950	710	0	6	1910	5	4000	N	N	2506 E WARD ST
004	796010	0215	11/22/02	\$229,950	710	0	6	1903	4	1811	N	N	2720 E COLUMBIA ST
004	920990	0610	11/11/03	\$180,000	720	0	6	1908	3	4400	N	N	328 30TH AV E
004	796010	0370	8/1/02	\$179,950	720	0	6	1912	4	1688	N	N	724 27TH AV
004	920990	0195	9/15/03	\$205,000	730	0	6	1954	3	5540	N	N	533 30TH AV E
004	982870	0380	6/26/02	\$221,450	730	0	6	1922	3	4400	N	N	227 31ST AV E
004	118900	0215	3/7/02	\$210,950	750	300	6	1904	4	3164	N	N	2716 E UNION ST
004	983930	0405	4/5/02	\$219,500	760	0	6	1944	5	4600	N	N	1421 29TH AV
004	982820	0845	7/23/02	\$200,000	770	0	6	1909	4	6000	Y	N	1626 26TH AV
004	118900	1020	1/8/02	\$185,000	770	190	6	1904	3	3000	N	N	932 26TH AV
004	684070	0080	11/19/02	\$248,500	770	0	6	1944	5	4991	N	N	2518 E COLUMBIA ST
004	721740	0520	10/3/03	\$196,000	800	0	6	1900	4	3840	N	N	1124 25TH AV
004	920990	0620	9/10/02	\$229,950	800	800	6	1924	4	2160	N	N	334 DEWEY PL E

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**Area 15**  
**(1 to 3 Unit Residences)**

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004	920990	0620	5/21/03	\$268,500	800	800	6	1924	4	2160	N	N	334 DEWEY PL E
004	684070	0037	4/24/02	\$267,000	810	0	6	1918	4	3332	N	N	2524 E MARION ST
004	796010	0270	10/27/03	\$275,000	820	0	6	1908	4	5280	N	N	825 27TH AV
004	920990	0645	12/16/02	\$306,900	820	0	6	1901	4	2160	N	N	326 DEWEY PL E
004	381440	0105	6/17/02	\$229,000	840	0	6	1921	4	2783	N	N	821 29TH AV
004	721740	1035	5/16/02	\$249,950	840	0	6	1914	4	3200	N	N	919 25TH AV
004	920990	0260	9/17/03	\$317,000	890	0	6	1901	4	4200	N	N	425 30TH AV E
004	983930	0400	1/17/02	\$244,000	910	0	6	1945	5	4600	N	N	1425 29TH AV
004	796010	0150	8/6/02	\$283,000	960	0	6	1906	3	5600	N	N	2817 E MARION ST
004	982820	1175	3/14/02	\$170,000	970	0	6	1920	2	4800	N	N	1515 MARTIN LUTHER KING JR WY
004	920990	0030	6/16/03	\$300,000	1000	0	6	1916	4	3229	N	N	526 31ST AV E
004	796010	0275	4/21/03	\$280,000	1000	480	6	1981	3	5520	N	N	821 27TH AV
004	796010	0275	8/13/03	\$290,000	1000	480	6	1981	3	5520	N	N	821 27TH AV
004	757620	0205	7/1/02	\$300,000	1050	670	6	1974	5	3933	Y	N	1627 33RD AV
004	381440	0135	7/9/02	\$244,000	1050	170	6	1903	4	2984	N	N	911 29TH AV
004	118900	1110	11/18/03	\$220,000	1060	0	6	1972	3	5280	N	N	931 27TH AV
004	533220	0520	11/25/03	\$288,000	1120	0	6	1947	3	4000	N	N	2815 E ALOHA ST
004	722850	0220	12/24/03	\$171,000	1140	0	6	1901	3	7310	N	N	932 23RD AV
004	118900	0090	12/11/03	\$189,000	1210	0	6	1918	3	3276	N	N	2616 E UNION ST
004	501500	1565	3/26/03	\$302,000	1240	0	6	1900	5	4000	N	N	2504 E ROY ST
004	982870	1255	11/18/02	\$250,000	1360	0	6	1927	4	8040	N	N	1816 MARTIN LUTHER KING JR WY
004	982820	0050	10/29/03	\$286,000	1400	0	6	1901	3	7500	N	N	1601 24TH AV
004	796010	0235	5/11/02	\$245,000	1420	860	6	1981	3	7800	N	N	817 MARTIN LUTHER KING JR WY
004	722850	0096	6/25/02	\$237,450	1460	0	6	1900	5	2320	N	N	2310 E PIKE ST
004	118900	0750	11/5/02	\$219,750	1700	0	6	1921	2	3401	N	N	2609 E UNION ST
004	501500	1385	12/22/03	\$283,500	620	350	7	1914	5	4000	N	N	2602 E ROY ST
004	983930	0385	3/11/03	\$297,100	640	640	7	1924	5	4400	Y	N	1434 29TH AV
004	501500	0185	8/9/02	\$260,000	670	0	7	1908	4	4320	Y	N	1061 25TH AV E
004	501500	1220	10/25/02	\$320,000	690	250	7	1912	5	1600	Y	N	814 26TH AV E
004	533220	0505	10/21/02	\$292,500	720	0	7	1919	4	5094	N	N	807 29TH AV E

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**Area 15**  
**(1 to 3 Unit Residences)**

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004	501500	0845	1/22/03	\$285,000	740	740	7	1910	4	4000	N	N	2434 E ALOHA ST
004	982820	1800	7/16/02	\$290,000	750	0	7	1998	3	3600	N	N	1518 29TH AV
004	051900	0080	8/19/02	\$239,000	760	0	7	1907	5	1560	N	N	2421 E MARION ST
004	501500	0295	2/3/03	\$310,000	770	500	7	1910	5	2000	Y	N	1001 25TH AV E
004	533220	0535	3/15/02	\$245,000	770	720	7	1977	3	4000	N	N	2801 E ALOHA ST
004	982870	0460	6/16/03	\$258,000	800	0	7	1945	4	6600	Y	N	138 30TH AV E
004	982870	1480	6/11/02	\$295,000	800	0	7	1946	4	4800	Y	N	2702 E DENNY WY
004	982870	1480	7/25/03	\$299,950	800	0	7	1946	4	4800	Y	N	2702 E DENNY WY
004	920990	0500	2/11/03	\$280,000	820	350	7	1927	4	6000	N	N	318 31ST AV E
004	515770	0195	10/10/03	\$307,500	820	0	7	1941	4	5000	N	N	812 33RD AV
004	982870	1345	1/27/03	\$350,000	830	830	7	1996	3	4800	Y	N	1800 27TH AV
004	982820	0872	7/24/02	\$259,500	830	120	7	1981	3	2790	Y	N	2615 E OLIVE ST
004	982820	0701	11/8/02	\$165,000	840	0	7	1990	3	782	N	N	2516 E OLIVE ST
004	796010	0185	2/22/02	\$269,000	840	350	7	1908	5	3480	N	N	812 27TH AV
004	381440	0060	8/9/02	\$329,000	840	0	7	1901	4	4297	N	N	809 30TH AV
004	118900	0855	6/11/02	\$262,500	850	0	7	1905	4	3960	N	N	1111 27TH AV
004	912610	2035	3/6/03	\$216,500	850	0	7	1900	4	3584	N	N	816 23RD AV
004	501600	0070	12/2/02	\$246,250	870	0	7	1952	3	6000	N	N	2914 E REPUBLICAN ST
004	501500	1415	8/2/02	\$233,000	880	0	7	1966	3	3000	N	N	2624 E ROY ST
004	982870	0980	5/14/02	\$260,000	880	130	7	1940	3	4800	Y	N	205 30TH AV E
004	501500	0225	8/13/03	\$337,500	890	0	7	1905	4	4000	Y	N	2411 E HELEN ST
004	982820	1620	12/1/03	\$325,000	890	0	7	1925	4	4800	N	N	1500 MARTIN LUTHER KING JR WY
004	118900	1490	2/13/02	\$249,000	900	0	7	1910	5	5377	N	N	928 MARTIN LUTHER KING JR WY
004	051900	0065	10/20/03	\$319,950	910	0	7	1928	4	5120	N	N	906 24TH AV
004	684070	0100	8/14/03	\$282,500	920	0	7	1924	5	5996	N	N	823 26TH AV
004	118900	0670	8/9/02	\$370,000	920	0	7	1905	5	4080	N	N	1110 27TH AV
004	920990	0295	1/24/03	\$289,000	930	930	7	1981	3	4400	N	N	433 31ST AV E
004	501500	1200	10/7/03	\$375,000	940	0	7	1901	5	4000	N	N	2617 E ALOHA ST
004	920990	0155	10/14/03	\$383,000	940	0	7	1905	4	4400	N	N	514 30TH AV E
004	501500	1005	1/10/02	\$325,000	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	983930	1050	5/7/03	\$320,000	950	0	7	1905	3	4400	N	N	924 31ST AV
004	721740	0092	2/25/03	\$307,000	960	0	7	1990	3	4165	Y	N	1420 24TH AV
004	982870	1755	5/21/02	\$286,000	960	170	7	1907	4	3200	Y	N	235 27TH AV E
004	982870	2055	8/1/02	\$239,900	960	0	7	1993	3	1808	N	N	1823 27TH AV
004	982870	2062	4/8/02	\$219,000	970	0	7	1993	3	1258	Y	N	1827 27TH AV
004	501600	1085	7/17/03	\$378,000	970	420	7	1963	3	3750	Y	N	324 25TH AV E
004	533220	0150	8/29/03	\$449,000	970	970	7	1925	5	5000	Y	N	609 LAKE WASHINGTON BL E
004	982820	2115	5/21/02	\$420,000	970	770	7	1951	4	6600	N	N	3001 E HOWELL ST
004	118900	1240	8/5/03	\$319,000	980	0	7	1908	3	3802	N	N	916 27TH AV
004	982820	1931	11/22/02	\$255,000	990	260	7	1954	3	6360	N	N	1621 30TH AV
004	982870	2020	6/4/02	\$292,500	1000	0	7	1909	4	3200	Y	N	2623 E DENNY WY
004	982820	2010	11/6/02	\$299,950	1000	350	7	1954	3	7200	Y	N	2903 E HOWELL ST
004	982870	2020	9/24/03	\$315,000	1000	0	7	1909	4	3200	Y	N	2623 E DENNY WY
004	982870	2063	10/20/03	\$260,000	1000	0	7	1993	3	1637	Y	N	1825 27TH AV
004	118900	0230	9/25/03	\$191,000	1010	0	7	1904	4	3360	N	N	2724 E UNION ST
004	982820	0335	1/4/02	\$224,000	1010	0	7	1915	4	3000	Y	N	2410 E PIKE ST
004	920990	0655	5/10/02	\$250,000	1010	500	7	1975	3	4360	Y	N	316 DEWEY PL E
004	982820	2385	5/23/02	\$345,500	1020	240	7	1961	4	5000	Y	N	1516 31ST AV
004	982820	0560	6/20/02	\$245,000	1040	400	7	1947	3	4800	N	N	1610 25TH AV
004	920990	0170	9/5/03	\$288,000	1040	430	7	1967	3	4400	N	N	526 30TH AV E
004	920990	0095	5/12/03	\$416,000	1050	680	7	1963	5	4400	N	N	529 31ST AV E
004	982820	0952	4/23/03	\$389,000	1050	250	7	1920	4	6000	Y	N	1512 26TH AV
004	721740	0095	6/25/03	\$300,000	1060	0	7	1990	3	5318	Y	N	1418 24TH AV
004	118900	1010	6/26/02	\$325,000	1060	0	7	1908	5	6000	N	N	938 26TH AV
004	118900	1305	4/14/03	\$272,000	1070	300	7	1925	4	4500	N	N	933 MARTIN LUTHER KING JR WY
004	982820	1162	6/18/02	\$235,000	1080	0	7	1931	3	4800	N	N	1521 MARTIN LUTHER KING JR WY
004	982870	0185	8/7/03	\$340,000	1080	500	7	1910	4	4000	Y	N	133 32ND AV E
004	982870	2165	12/26/02	\$318,000	1100	390	7	1982	3	4800	Y	N	1831 26TH AV
004	757570	0100	7/8/03	\$470,000	1100	0	7	1922	5	6500	Y	N	1708 33RD AV
004	501600	2255	12/18/02	\$340,000	1110	1110	7	1968	3	5000	N	N	421 26TH AV E

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	920990	0120	6/9/03	\$297,950	1110	0	7	1974	3	4400	N	N	509 31ST AV E
004	501500	1175	4/11/02	\$365,000	1110	0	7	1901	3	4000	N	N	2635 E ALOHA ST
004	982820	2340	10/29/02	\$303,000	1130	300	7	1925	4	4400	Y	N	1511 31ST AV
004	982820	1690	9/3/02	\$300,000	1130	0	7	1926	4	4800	N	N	1529 29TH AV
004	501500	1040	3/4/02	\$408,000	1160	200	7	1963	3	4000	Y	N	2425 E ALOHA ST
004	982870	2195	2/20/03	\$330,000	1170	0	7	1905	3	3200	Y	N	2522 E HOWELL ST
004	982820	0147	4/11/02	\$295,000	1180	0	7	1994	3	1800	Y	N	1704 24TH AV
004	912610	1936	3/27/02	\$249,950	1210	0	7	1906	4	2400	N	N	2311 E COLUMBIA ST
004	982870	1783	7/16/03	\$255,000	1250	0	7	2003	3	1377	N	N	217 B 27TH AV E
004	982870	1784	7/16/03	\$260,000	1250	0	7	2003	3	1376	N	N	217 A 27TH AV E
004	501600	2885	12/18/03	\$275,000	1250	0	7	1953	3	5504	Y	N	420 24TH AV E
004	118900	0210	9/25/03	\$250,000	1250	0	7	1989	3	3164	N	N	2712 E UNION ST
004	757620	0210	9/25/02	\$329,750	1260	350	7	1911	4	3933	Y	N	1631 33RD AV
004	982820	2015	6/18/03	\$387,500	1260	460	7	1947	4	7200	N	N	2919 E HOWELL ST
004	982870	1785	5/21/03	\$262,500	1270	0	7	1903	4	2048	Y	N	219 27TH AV E
004	721740	0610	8/11/03	\$289,950	1270	0	7	1977	3	6400	N	N	1117 25TH AV
004	796010	0065	5/13/02	\$230,000	1280	0	7	1991	3	3840	N	N	2800 E MARION ST
004	982870	1220	2/22/02	\$260,000	1280	440	7	1944	3	6480	Y	N	2818 E DENNY WY
004	134430	0355	10/29/03	\$281,500	1280	0	7	1917	4	4200	Y	N	516 23RD AV E
004	982870	1085	7/14/03	\$359,500	1280	800	7	1911	4	4800	Y	N	215 29TH AV E
004	501600	1655	9/25/03	\$450,000	1280	0	7	1904	4	7100	N	N	420 27TH AV E
004	982870	1210	11/25/03	\$435,000	1280	1280	7	1944	3	8760	Y	N	115 29TH AV E
004	982820	2175	3/3/03	\$327,000	1290	580	7	1979	3	6600	Y	N	1608 30TH AV
004	982820	2030	5/19/03	\$278,454	1300	0	7	1958	5	7200	Y	N	1715 30TH AV
004	536620	0195	8/22/02	\$240,000	1300	600	7	1994	3	3038	N	N	816 30TH AV
004	536620	0195	6/20/03	\$392,000	1300	600	7	1994	3	3038	N	N	816 30TH AV
004	982820	1440	2/5/03	\$385,000	1310	0	7	1944	3	9600	N	N	1714 MARTIN LUTHER KING JR WY
004	118900	0155	11/19/02	\$325,000	1330	0	7	1908	4	3864	N	N	1432 27TH AV
004	118900	0630	2/5/03	\$275,000	1340	1000	7	1983	3	5424	N	N	1103 MARTIN LUTHER KING JR WY
004	536620	0165	12/31/03	\$320,000	1350	0	7	1907	4	3872	N	N	802 30TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	536620	0205	6/20/03	\$345,000	1350	0	7	1991	3	3068	N	N	818 30TH AV
004	912610	1937	7/11/03	\$208,700	1370	0	7	1906	4	2400	N	N	2307 E COLUMBIA ST
004	118900	0960	12/11/03	\$297,000	1370	0	7	1903	4	3408	N	N	1118 26TH AV
004	982870	0045	3/4/02	\$299,000	1400	0	7	1946	4	7000	Y	N	1836 31ST AV
004	536620	0415	7/15/03	\$320,000	1420	800	7	1922	4	6837	N	N	3102 E CHERRY ST
004	982870	0143	1/17/02	\$360,000	1420	240	7	1969	3	6000	Y	N	114 31ST AV E
004	982820	0090	7/8/02	\$439,000	1420	0	7	1901	4	4320	Y	N	1633 24TH AV
004	982820	2285	8/14/02	\$365,000	1430	0	7	1927	4	3000	Y	N	1601 31ST AV
004	118900	0300	5/21/03	\$280,000	1430	0	7	1919	2	5040	N	N	1428 MARTIN LUTHER KING JR WY
004	982870	0750	3/21/03	\$387,280	1450	640	7	1984	3	4800	N	N	1825 30TH AV
004	721740	1005	6/16/03	\$315,000	1470	0	7	1906	4	6400	N	N	920 24TH AV
004	501600	0150	6/18/03	\$434,000	1470	0	7	1924	5	4800	N	N	418 29TH AV E
004	920990	0035	2/6/02	\$310,000	1490	0	7	1988	3	3204	N	N	522 31ST AV E
004	983930	1055	2/20/03	\$424,000	1490	0	7	1906	4	4400	Y	N	928 31ST AV
004	721740	0905	12/18/02	\$205,000	1500	0	7	1900	3	5032	N	N	921 24TH AV
004	920990	0190	1/2/03	\$430,000	1520	0	7	2001	3	6013	N	N	537 30TH AV E
004	982820	2645	4/16/02	\$396,500	1530	0	7	1928	4	4000	Y	N	1724 31ST AV
004	155620	0150	9/18/03	\$393,400	1530	0	7	1907	4	3846	N	N	721 30TH AV
004	536620	0370	1/28/02	\$290,000	1540	0	7	1915	4	3479	N	N	763 32ND AV
004	982820	1195	5/21/03	\$370,000	1540	0	7	1925	3	4800	N	N	2720 E PIKE ST
004	983930	0895	4/17/02	\$440,000	1560	0	7	1920	5	4400	N	N	1100 31ST AV
004	910300	0470	10/24/02	\$305,000	1570	0	7	1912	4	4200	Y	N	3302 E HOWELL ST
004	536620	0210	4/3/03	\$265,000	1590	0	7	1991	3	4094	N	N	824 30TH AV
004	009700	0120	2/5/02	\$324,000	1590	0	7	1907	4	4000	N	N	1511 34TH AV
004	982870	0140	7/23/03	\$306,500	1590	0	7	1929	3	4000	Y	N	110 31ST AV E
004	034200	0380	12/11/03	\$386,000	1620	0	7	1996	3	6000	N	N	3202 E CHERRY ST
004	721740	0230	6/26/02	\$277,500	1630	0	7	1902	2	3840	Y	N	1435 25TH AV
004	757570	0130	11/11/03	\$359,500	1650	0	7	1919	4	2550	N	N	1733 34TH AV
004	982820	2355	4/24/03	\$420,000	1670	0	7	1927	4	6600	Y	N	1503 31ST AV
004	982820	0931	8/19/02	\$267,500	1680	0	7	1915	4	8400	N	N	2614 E PINE ST

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**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	982870	1305	5/8/02	\$315,000	1680	0	7	1995	3	4827	N	N	1827 29TH AV
004	721740	0915	5/17/02	\$294,950	1680	0	7	1993	3	5032	N	N	919 24TH AV
004	320430	0540	10/10/03	\$315,000	1690	0	7	1910	4	3600	Y	N	2415 E PROSPECT ST
004	982820	1955	4/30/03	\$400,000	1710	0	7	1913	4	5400	N	N	1611 30TH AV
004	155620	0145	12/9/03	\$429,000	1710	0	7	1907	3	3875	N	N	719 30TH AV
004	982870	0790	5/14/02	\$405,000	1720	80	7	1944	4	10800	Y	N	110 29TH AV E
004	034200	0415	1/21/02	\$290,000	1750	0	7	1905	4	4000	N	N	716 32ND AV
004	721740	0060	5/23/02	\$320,000	1760	0	7	1924	3	4590	N	N	1432 24TH AV
004	051900	0135	4/24/02	\$220,000	1780	0	7	1908	3	7214	N	N	2406 E COLUMBIA ST
004	982870	0180	8/26/02	\$415,000	1780	800	7	1908	4	4000	Y	N	137 32ND AV E
004	118600	0040	3/12/03	\$507,500	1840	0	7	1922	5	5022	N	N	1619 34TH AV
004	982820	2590	7/2/03	\$591,000	1850	860	7	1928	5	3200	Y	N	3110 E OLIVE ST
004	211020	0075	8/12/02	\$400,000	1860	260	7	1905	4	4500	N	N	737 33RD AV
004	051900	0010	3/19/03	\$416,000	1950	0	7	1930	3	3720	N	N	907 24TH AV
004	501600	0155	5/30/02	\$530,000	1990	0	7	2001	3	4800	N	N	410 29TH AV E
004	320430	0110	5/1/02	\$375,000	920	0	8	1925	4	6000	N	N	1419 25TH AV E
004	982870	1606	7/17/02	\$314,000	1010	580	8	1993	3	2350	N	N	222 27TH AV E
004	320430	0695	10/9/03	\$397,000	1020	400	8	1946	3	6000	Y	N	1112 25TH AV E
004	501500	0270	4/14/03	\$386,000	1060	720	8	1903	5	2600	N	N	2324 E WARD ST
004	501500	0305	5/1/03	\$384,500	1060	0	8	1903	5	2000	Y	N	1007 25TH AV E
004	982820	0743	10/17/02	\$243,000	1120	0	8	1998	3	880	N	N	1728 26TH AV
004	982820	0741	12/5/02	\$262,000	1120	0	8	1998	3	840	Y	N	1726 26TH AV
004	501600	2815	10/17/02	\$625,000	1120	680	8	1908	4	5286	Y	N	456 24TH AV E
004	515770	0090	3/3/03	\$429,000	1130	250	8	1941	5	4111	N	N	934 32ND AV
004	501500	0430	9/22/03	\$320,000	1160	0	8	1984	3	2800	N	N	1001 26TH AV E
004	320430	1050	2/27/02	\$456,000	1180	350	8	1940	4	6000	N	N	1411 26TH AV E
004	721740	1025	11/3/03	\$331,500	1230	0	8	1994	3	2729	N	N	915 25TH AV
004	501600	1330	7/3/03	\$390,000	1250	450	8	1988	3	2500	N	N	406 26TH AV E
004	721740	0742	6/21/02	\$307,000	1260	440	8	1999	3	1920	N	N	1130 24TH AV
004	721740	0741	8/21/03	\$300,000	1260	440	8	1999	3	1920	N	N	1128 24TH AV

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**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	501600	2455	4/29/03	\$422,000	1290	540	8	1986	3	3200	Y	N	321 25TH AV E
004	118900	0805	1/10/03	\$369,375	1310	0	8	1910	5	4080	N	N	1127 27TH AV
004	982820	0072	3/6/02	\$420,000	1350	680	8	2002	3	3600	N	N	1625 24TH AV
004	501500	0230	10/14/03	\$440,000	1390	0	8	1907	5	4000	Y	N	2409 E HELEN ST
004	501500	1370	3/28/02	\$420,000	1390	1300	8	1985	3	4080	Y	N	716 26TH AV E
004	034200	0250	5/31/02	\$405,000	1390	0	8	1908	4	3000	N	N	717 34TH AV
004	982870	1985	3/14/02	\$321,725	1430	410	8	2001	3	9600	Y	N	1814 26TH AV
004	982870	1982	2/27/02	\$360,000	1430	410	8	2001	3	1765	N	N	1810 26TH AV
004	982820	2690	9/9/02	\$335,000	1450	0	8	1929	3	3280	Y	N	1731 32ND AV
004	320430	0265	9/16/02	\$375,000	1470	0	8	1910	3	4920	Y	N	1215 25TH AV E
004	982870	1981	8/28/02	\$302,000	1480	380	8	2001	3	1542	N	N	1808 A 26TH AV
004	982870	1984	1/16/02	\$344,950	1480	380	8	2001	3	1459	N	N	1812 B 26TH AV
004	982870	1983	3/21/02	\$356,000	1480	380	8	2001	3	1382	N	N	1812 A 26TH AV
004	982870	1980	8/15/02	\$290,000	1480	380	8	2001	3	1549	N	N	1808 B 26TH AV
004	982870	1984	4/30/03	\$365,000	1480	380	8	2001	3	1459	N	N	1812 B 26TH AV
004	320430	0535	7/25/02	\$510,000	1480	0	8	1909	5	4400	Y	N	1075 25TH AV E
004	982820	2495	10/18/03	\$440,000	1500	900	8	1923	4	4000	Y	N	1612 31ST AV
004	982820	1772	5/29/02	\$390,000	1530	0	8	1906	3	3840	Y	N	1506 29TH AV
004	536620	0155	9/26/02	\$515,000	1530	0	8	1907	5	3602	N	N	805 31ST AV
004	796010	0245	10/4/02	\$259,000	1560	330	8	1910	5	4800	N	N	823 MARTIN LUTHER KING JR WY
004	982870	1609	9/25/02	\$315,000	1570	0	8	1993	3	3868	N	N	218 27TH AV E
004	536620	0125	12/27/02	\$534,000	1580	500	8	1907	5	3602	N	N	827 31ST AV
004	501600	2980	7/25/03	\$380,500	1600	450	8	1987	3	3200	Y	N	423 25TH AV E
004	982870	1540	9/25/03	\$349,000	1630	0	8	1981	4	3440	Y	N	129 MARTIN LUTHER KING JR WY E
004	982820	1475	5/21/02	\$340,000	1650	0	8	1994	3	4503	N	N	1723 29TH AV
004	501500	1420	5/2/02	\$349,950	1680	0	8	1989	3	4000	N	N	2700 E ROY ST
004	118900	0096	5/27/03	\$299,000	1690	0	8	2003	3	1442	N	N	2620 E UNION ST
004	118900	0095	5/13/03	\$299,950	1690	0	8	2003	3	1485	N	N	2618 E UNION ST
004	118900	0097	2/26/03	\$319,950	1690	0	8	2003	3	1877	N	N	2622 E UNION ST
004	118900	0125	6/20/02	\$435,000	1730	0	8	2002	3	3360	N	N	1423 27TH AV

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**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	983930	1060	4/25/02	\$465,000	1740	0	8	1903	3	4400	Y	N	3105 E SPRING ST
004	920990	0085	5/28/03	\$450,000	1770	330	8	1987	3	5500	N	N	537 LAKE WASHINGTON BL E
004	118900	0094	3/26/03	\$303,000	1780	0	8	2003	3	2052	N	N	2624 E UNION ST
004	118900	0093	4/15/03	\$303,000	1780	0	8	2003	3	1571	N	N	2626 E UNION ST
004	118900	0092	3/27/03	\$311,967	1780	0	8	2003	3	1623	N	N	2628 E UNION ST
004	501500	1085	4/15/03	\$559,000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST
004	918470	0095	5/14/03	\$460,000	1870	0	8	1926	3	4300	N	N	923 33RD AV
004	501600	1590	11/1/02	\$449,900	1890	680	8	1998	3	2500	Y	N	444 26TH AV E
004	982870	0300	7/8/02	\$596,330	1890	620	8	1982	3	8800	Y	N	219 32ND AV E
004	501600	2470	10/24/03	\$415,000	1920	620	8	1986	3	3200	Y	N	325 25TH AV E
004	034200	0300	9/26/03	\$340,000	1940	0	8	1906	4	2940	N	N	706 33RD AV
004	920990	0480	4/22/03	\$530,000	1970	1370	8	1971	3	12115	N	N	3107 E HARRISON ST
004	118600	0125	12/8/03	\$491,500	2000	1100	8	1996	3	3773	N	N	1617 33RD AV
004	536620	0365	1/3/02	\$575,000	2030	0	8	1996	3	3514	N	N	767 32ND AV
004	501500	0400	3/13/02	\$499,950	2050	460	8	1910	4	4000	Y	N	2510 E WARD ST
004	715220	0485	8/7/03	\$543,000	2130	220	8	1914	4	5000	N	N	1427 33RD AV
004	982820	1774	8/28/02	\$419,950	2160	0	8	1991	3	4275	Y	N	2900 E PIKE ST
004	118600	0065	8/14/02	\$556,000	2220	0	8	1991	3	3750	N	N	1606 33RD AV
004	982870	0947	2/19/03	\$440,000	2230	0	8	1999	3	4800	Y	N	2923 E THOMAS ST
004	536620	0100	3/27/03	\$469,000	2240	200	8	1913	3	3268	N	N	3109 E MARION ST
004	155620	0005	7/23/03	\$615,000	2550	0	8	1905	5	4623	N	N	805 30TH AV
004	320430	0715	6/27/03	\$500,000	1040	550	9	1978	3	6000	N	N	1103 26TH AV E
004	501600	2545	11/24/03	\$357,000	1240	0	9	1981	3	4450	Y	N	321 24TH AV E
004	501500	0450	10/15/03	\$473,000	1320	510	9	1979	3	4800	N	N	2641 E HELEN ST
004	757620	0200	7/31/03	\$578,000	1420	710	9	2003	3	3932	N	N	1621 33RD AV
004	501500	0370	6/17/02	\$410,000	1430	0	9	2000	3	2295	Y	N	2501 E HELEN ST
004	501600	2830	12/5/02	\$595,000	1560	1060	9	1998	3	4992	Y	N	448 24TH AV E
004	982820	1882	2/20/03	\$448,000	1650	0	9	1998	3	4321	Y	N	1604 29TH AV
004	501500	0465	4/24/02	\$491,000	1670	380	9	1979	3	5700	N	N	2633 E HELEN ST
004	320430	0645	6/5/02	\$500,000	1750	0	9	1980	3	6000	N	N	1077 26TH AV E

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	982820	0752	6/23/03	\$379,000	1820	530	9	1999	3	1799	Y	N	2613 E HOWELL ST
004	982820	0075	4/15/03	\$472,000	1830	70	9	2002	3	3600	N	N	1627 24TH AV
004	501600	2585	9/16/02	\$465,000	1840	0	9	1989	3	5521	Y	N	2313 E MERCER ST
004	501600	0080	7/22/02	\$495,000	2040	580	9	1991	3	4800	N	N	2922 E REPUBLICAN ST
004	501600	0075	11/4/03	\$520,000	2040	580	9	1991	3	4800	N	N	2918 E REPUBLICAN ST
004	533220	0610	5/15/03	\$533,451	2100	0	9	2000	3	4000	N	N	2810 E ROY ST
004	982870	1428	8/28/03	\$460,000	2120	0	9	2003	3	3512	N	N	1809 MARTIN LUTHER KING JR WY
004	501600	2302	6/24/02	\$440,000	2130	0	9	2002	3	2500	Y	N	445 26TH AV E
004	982870	0495	3/26/02	\$585,000	2140	940	9	2002	3	4400	Y	N	117 31ST AV E
004	982870	0490	3/13/02	\$575,000	2180	940	9	2002	3	4400	Y	N	121 31ST AV E
004	982870	0490	6/18/03	\$599,950	2180	940	9	2002	3	4400	Y	N	121 31ST AV E
004	983930	1205	11/12/03	\$726,000	2250	700	9	2003	3	4400	Y	N	939 30TH AV
004	533220	0470	8/14/03	\$562,000	2320	0	9	1987	3	6600	N	N	2815 E WARD ST
004	533220	0595	6/26/03	\$599,000	2340	0	9	2003	3	4000	N	N	2801 E VALLEY ST
004	533220	0590	6/25/03	\$599,000	2340	0	9	2003	3	4000	N	N	2805 E VALLEY ST
004	501500	1615	9/3/03	\$705,000	2370	0	9	1904	5	6200	Y	N	2313 E VALLEY ST
004	501500	0605	3/18/02	\$550,000	2380	0	9	1989	3	5000	N	N	2621 E WARD ST
004	009700	0125	6/26/02	\$695,000	2430	0	9	2002	3	4000	N	N	1507 34TH AV
004	757570	0065	11/24/03	\$660,000	2830	0	9	1986	3	6600	Y	N	1723 33RD AV
004	134430	0318	2/4/02	\$474,000	1970	0	10	1997	3	5001	N	N	2305 E HARRISON ST
004	134430	0318	8/26/03	\$495,000	1970	0	10	1997	3	5001	N	N	2305 E HARRISON ST
004	501500	1215	6/17/03	\$704,000	2340	830	10	1999	3	4000	Y	N	2605 E ALOHA ST
004	501500	0347	9/5/03	\$750,000	2560	940	10	2000	3	4000	Y	N	2517 E HELEN ST
004	501600	2935	11/11/02	\$875,000	3230	0	10	1994	3	4800	Y	N	402 24TH AV E
011	918720	0020	4/16/03	\$198,000	600	0	6	1943	4	5000	N	N	144 28TH AV
011	364410	0065	1/13/03	\$195,000	610	0	6	1909	4	2268	N	N	1302 29TH AV S
011	783380	0100	10/1/03	\$170,000	730	0	6	1949	3	4800	N	N	321 28TH AV S
011	364410	0170	6/16/03	\$359,000	780	630	6	1913	5	4800	Y	N	1302 YAKIMA AV S
011	125020	1160	3/18/03	\$230,000	790	0	6	1901	3	3600	N	N	539 29TH AV S
011	125020	0995	7/23/03	\$262,950	860	150	6	1907	5	3600	N	N	313 29TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	684070	1465	3/26/02	\$226,600	1000	0	6	1949	3	5000	N	N	2804 E SPRUCE ST
011	684070	1436	11/6/03	\$295,000	1310	0	6	1944	4	7565	Y	N	209 28TH AV
011	918720	0265	11/7/02	\$339,950	1480	0	6	1900	5	5000	Y	N	144 29TH AV
011	936360	0235	5/28/03	\$276,000	720	0	7	1959	4	5000	Y	N	308 31ST AV
011	684070	0555	2/26/02	\$262,500	750	0	7	1924	4	4550	N	N	540 28TH AV
011	042404	9011	1/6/03	\$230,000	790	790	7	1918	4	2960	Y	N	835 31ST AV S
011	056700	0310	4/8/03	\$307,000	890	600	7	1981	3	2925	Y	N	1102 YAKIMA AV S
011	684170	0070	1/28/02	\$326,800	910	0	7	1919	5	4500	Y	N	358 29TH AV
011	536620	0630	9/16/03	\$320,000	910	0	7	1908	4	4000	N	N	538 30TH AV
011	056700	0055	4/15/03	\$332,500	950	0	7	1942	4	6000	N	N	838 YAKIMA AV S
011	073000	0121	2/20/03	\$201,000	980	0	7	1998	3	2226	N	N	1320 MARTIN LUTHER KING JR WY S
011	103200	0071	6/11/03	\$199,900	990	0	7	1998	3	2429	N	N	1362 MARTIN LUTHER KING JR WY S
011	536620	0705	7/29/03	\$359,990	1000	560	7	1987	3	4500	N	N	541 31ST AV
011	936360	0330	7/14/03	\$347,500	1020	180	7	1958	4	5000	N	N	425 31ST AV
011	936360	0370	12/15/03	\$352,000	1030	560	7	1986	3	5000	N	N	507 31ST AV
011	636290	0207	12/22/03	\$241,000	1050	480	7	1973	3	4000	N	N	734 MARTIN LUTHER KING JR WY S
011	140030	0099	9/8/03	\$235,000	1070	1050	7	1984	3	4300	N	N	706 MARTIN LUTHER KING JR WY S
011	056700	0535	11/13/03	\$303,000	1090	750	7	1973	4	6000	Y	N	819 YAKIMA AV S
011	690920	0036	2/3/03	\$398,500	1100	0	7	2001	2	2500	N	N	1320 30TH AV S
011	341660	1045	9/11/02	\$253,000	1140	0	7	1904	4	4200	N	N	112 28TH AV S
011	690920	0406	4/11/03	\$250,000	1140	0	7	2001	3	1637	N	N	1366 30TH AV S
011	690920	0408	11/14/03	\$266,500	1140	0	7	2001	3	2208	N	N	1370 30TH AV S
011	690920	0411	1/7/03	\$268,500	1140	0	7	2001	3	2706	N	N	1376 30TH AV S
011	056700	0095	1/20/03	\$241,000	1180	0	7	1910	4	3000	N	N	2957 S DEARBORN ST
011	056700	0150	4/17/03	\$329,900	1210	200	7	1926	4	2760	N	N	933 YAKIMA PL S
011	155620	0280	1/29/02	\$399,900	1240	0	7	1904	4	3795	N	N	547 30TH AV
011	684070	0475	6/6/03	\$325,000	1270	0	7	1926	5	5005	N	N	503 28TH AV
011	125020	0875	10/10/02	\$282,500	1270	400	7	2002	3	2400	N	N	2723 S KING ST
011	056700	0548	12/10/03	\$332,500	1280	0	7	1985	3	6000	Y	N	831 YAKIMA AV S
011	155620	0255	6/26/02	\$389,000	1310	0	7	1925	5	4255	N	N	533 30TH AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	035700	0025	5/15/03	\$323,000	1390	0	7	1912	5	3760	Y	N	1125 31ST AV S
011	684070	1455	10/14/03	\$331,000	1410	0	7	1927	4	4550	Y	N	210 28TH AV
011	684170	0045	9/10/03	\$338,950	1440	0	7	1904	4	3300	N	N	425 30TH AV
011	936360	0220	7/24/02	\$297,000	1470	0	7	1914	4	3000	N	N	322 31ST AV
011	155620	0170	5/12/03	\$420,000	1550	0	7	1905	3	3240	N	N	2919 E CHERRY ST
011	034200	0460	4/17/02	\$325,000	1590	0	7	1923	4	4000	N	N	621 33RD AV
011	429480	0045	2/21/03	\$315,000	1720	0	7	1983	3	4500	N	N	2812 S DEARBORN ST
011	936360	0185	5/8/03	\$410,000	1740	250	7	1914	3	3200	N	N	303 32ND AV
011	034200	0470	6/30/03	\$540,000	1770	420	7	2003	3	4000	N	N	617 33RD AV
011	684070	0670	5/9/03	\$381,500	1780	930	7	1916	4	6840	Y	N	502 29TH AV
011	860190	0050	8/7/03	\$465,000	1960	0	7	1912	3	5175	N	N	331 30TH AV
011	429480	0125	2/19/03	\$370,000	2040	0	7	1924	4	6000	Y	N	719 30TH AV S
011	155620	0225	8/8/02	\$504,000	2060	0	7	1905	4	4292	N	N	528 29TH AV
011	936360	0125	9/24/02	\$299,000	2420	0	7	1900	4	5000	N	N	3010 E ALDER ST
011	936360	0268	8/23/02	\$330,000	1010	250	8	1911	5	1920	N	N	3115 E JEFFERSON ST
011	056700	0260	4/6/03	\$249,950	1100	90	8	2003	3	2365	N	N	1122 YAKIMA AV S
011	056700	0262	3/27/03	\$249,950	1100	90	8	2003	3	1418	N	N	1120 YAKIMA AV S
011	936360	0275	6/5/03	\$365,000	1170	970	8	1951	5	4000	N	N	3105 E JEFFERSON ST
011	364410	0093	3/13/03	\$257,000	1220	0	8	2002	3	1740	N	N	1320 29TH AV S
011	364410	0092	4/30/03	\$258,889	1220	0	8	2002	3	1739	N	N	1316 29TH AV S
011	536620	0665	7/21/03	\$403,500	1330	0	8	1906	4	3000	N	N	522 30TH AV
011	056700	0275	3/20/03	\$279,950	1380	190	8	2003	3	1733	N	N	1114 YAKIMA AV S
011	056700	0264	3/24/03	\$285,500	1380	190	8	2003	3	1733	N	N	1118 YAKIMA AV S
011	056700	0266	3/10/03	\$289,950	1380	190	8	2003	3	1733	N	N	1116 YAKIMA AV S
011	056700	0273	3/27/03	\$294,950	1380	190	8	2003	3	1733	N	N	1112 YAKIMA AV S
011	056700	0277	3/12/03	\$314,950	1380	190	8	2003	3	3481	N	N	1110 YAKIMA AV S
011	056700	0268	4/6/03	\$350,950	1479	160	8	2003	3	2710	Y	N	1124 YAKIMA AV S
011	056700	0274	3/12/03	\$329,950	1479	160	8	2003	3	1812	Y	N	1128 YAKIMA AV S
011	056700	0281	5/7/03	\$329,950	1479	160	8	2003	3	1612	Y	N	1132 YAKIMA AV S
011	056700	0272	4/6/03	\$325,000	1480	160	8	2003	3	1612	Y	N	1126 YAKIMA AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	056700	0283	4/6/03	\$332,000	1480	160	8	2003	3	1612	Y	N	1134 YAKIMA AV S
011	056700	0279	5/19/03	\$334,500	1480	160	8	2003	3	1612	Y	N	1130 YAKIMA AV S
011	056700	0287	6/18/03	\$334,500	1480	160	8	2003	3	2027	Y	N	1136 YAKIMA AV S
011	936360	0315	9/25/02	\$342,000	1530	0	8	1984	4	5000	Y	N	413 31ST AV
011	364410	0009	10/23/02	\$255,900	1550	0	8	1999	3	1813	N	N	2801 S JUDKINS ST
011	155620	0165	6/12/03	\$386,000	1560	0	8	1905	5	2970	N	N	2921 E CHERRY ST
011	536620	0580	10/1/03	\$469,000	1640	440	8	1906	5	3000	N	N	619 32ND AV
011	936360	0280	4/26/02	\$429,000	1740	200	8	1912	5	3300	Y	N	422 31ST AV
011	341660	0660	4/2/03	\$649,000	1850	510	8	1909	4	4000	Y	N	146 30TH AV
011	536620	0710	9/3/03	\$577,000	1970	0	8	1908	4	4500	N	N	547 31ST AV
011	918720	0085	7/11/03	\$340,000	2120	0	8	1992	4	5000	Y	N	161 28TH AV
011	936360	0115	3/10/03	\$400,000	2600	0	8	1910	4	4200	Y	N	206 30TH AV
011	056700	0120	3/19/03	\$460,000	3090	0	8	1982	3	4550	Y	N	915 30TH AV S
011	918720	0315	3/14/03	\$539,288	3120	0	8	1908	5	5750	N	N	155 30TH AV
011	034200	0510	8/15/02	\$590,000	1660	310	9	1908	5	6000	N	N	602 32ND AV
011	936360	0230	6/26/02	\$539,000	2380	800	9	1906	5	5000	Y	N	312 31ST AV
011	918720	0270	12/31/03	\$635,000	2400	840	9	1996	3	5000	Y	N	138 29TH AV
011	056700	0105	3/4/03	\$748,500	2460	0	9	1909	4	6000	Y	N	905 30TH AV S
011	125020	1340	1/7/03	\$640,000	2800	0	9	1999	3	9600	N	N	324 30TH AV S
011	447340	0015	8/13/02	\$649,500	3170	1100	9	2002	3	7750	Y	N	701 31ST AV S
011	034200	0500	9/23/02	\$628,150	3890	0	9	1909	5	6000	N	N	603 33RD AV
011	125020	1490	9/26/02	\$854,000	4280	400	9	1905	4	10800	N	N	403 31ST AV S
011	341660	0803	2/18/03	\$675,000	1800	600	10	2000	3	4000	N	N	115 30TH AV S
011	125020	0975	2/25/03	\$575,000	2090	820	10	2000	3	6000	N	N	319 29TH AV S
011	429480	0110	12/5/02	\$669,000	2340	500	10	2002	3	4200	Y	N	713 30TH AV S
011	429480	0115	9/5/02	\$750,000	2650	750	10	2002	3	4200	Y	N	715 30TH AV S
011	341660	0567	9/19/03	\$900,000	2690	1000	10	1997	3	5116	Y	N	210 30TH AV S
011	341660	0836	8/20/03	\$800,000	3410	0	10	1909	5	8533	N	N	215 30TH AV S

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	000760	0043	2/26/02	\$160,494	BARGAIN & SALE DEED
003	042404	9061	9/17/03	\$70,388	DORRatio
003	095500	0450	7/27/03	\$628,700	PrevLand<=10K PrevImp<=10K DORRatio
003	125020	0590	6/25/03	\$340,000	Obsol ActivePermitBeforeSale>25K
003	125020	0594	12/20/02	\$280,250	%Compl ActivePermitBeforeSale>25K
003	125020	0690	10/14/03	\$41,103	DORRatio
003	125020	0765	7/24/03	\$260,000	Obsol PrevImp<=10K
003	134430	0200	4/3/02	\$280,000	SAS DIAGNOSTIC OUTLIER
003	140030	0081	8/2/02	\$234,950	Obsol
003	171040	0080	1/15/02	\$260,000	Obsol
003	193480	0196	4/12/02	\$325,000	ImpCount Obsol
003	193480	0196	1/28/03	\$360,000	ImpCount Obsol
003	225450	1090	12/16/02	\$589,000	SAS DIAGNOSTIC OUTLIER
003	225450	1125	6/18/03	\$385,000	Obsol
003	225450	1335	2/4/02	\$330,000	Obsol
003	225450	1340	1/16/02	\$339,000	Obsol
003	225450	1415	8/29/02	\$569,000	Obsol
003	225450	1480	6/25/03	\$300,000	Obsol
003	225450	1800	11/20/02	\$149,000	DORRatio
003	225450	1912	3/1/02	\$260,000	Obsol
003	225450	2069	12/6/02	\$247,000	Obsol UnFinArea
003	246090	0065	5/1/03	\$93,000	DORRatio
003	257240	0220	12/26/02	\$275,000	Obsol
003	303720	0030	6/26/03	\$295,000	Obsol
003	331950	1625	12/23/03	\$17,659	ImpCount Obsol DORRatio
003	331950	1795	2/13/03	\$65,000	DORRatio
003	332000	0615	11/7/03	\$412,000	ActivePermitBeforeSale>25K
003	423240	0465	11/25/02	\$424,950	ImpCount
003	440020	0070	12/6/02	\$369,950	SEG/MERGE AFTER SALE
003	440020	0075	7/2/02	\$355,000	Obsol
003	501100	0165	5/29/03	\$480,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
003	516070	0190	8/29/02	\$226,000	Obsol
003	605860	0070	10/22/03	\$251,500	Obsol
003	605860	0075	1/29/03	\$405,000	Obsol
003	605860	0190	8/1/03	\$341,000	Obsol
003	605860	0195	11/19/02	\$280,000	Obsol
003	605860	0200	7/1/02	\$282,500	TEAR DOWN SALE - SEG AFTER SALE
003	636290	0007	8/7/02	\$110,000	%Compl DORRatio
003	636290	0015	10/9/03	\$196,000	Obsol
003	722850	1040	10/14/03	\$429,000	ImpCount
003	722850	1140	3/20/03	\$346,000	SAS DIAGNOSTIC OUTLIER
003	722850	1295	11/18/02	\$500,000	ImpCount
003	722850	1295	2/14/02	\$272,000	ImpCountBANKRUPTCY - RECEIVER OR TRUSTEE
003	722850	1530	2/14/02	\$240,000	ImpCount
003	722850	1640	4/3/03	\$240,000	Obsol

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	722850	1875	7/21/03	\$174,500	DORRatio
003	722850	2225	5/22/02	\$285,000	Obsol
003	722850	2445	12/9/02	\$343,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
003	723460	0776	12/5/03	\$515,000	ImpCount
003	723460	0808	10/27/03	\$95,834	DORRatio
003	723460	0851	11/18/03	\$75,985	Obsol DORRatio
003	723460	1541	8/22/02	\$349,950	PrevImp<=10K DORRatio
003	723460	1542	2/25/03	\$327,500	PrevImp<=10K DORRatio
003	765860	0101	5/14/03	\$265,000	Obsol
003	794260	1080	7/24/03	\$160,000	SAS DIAGNOSTIC OUTLIER
003	794260	1505	3/4/03	\$215,000	DIAGNOSTIC OUTLIER
003	794260	1920	12/12/03	\$539,000	ActivePermitBeforeSale>25K
003	814120	0015	8/21/02	\$235,000	ImpCount %Compl DORRatio
003	814120	0015	11/15/02	\$300,000	ImpCountSTATEMENT TO DOR %Compl
003	912610	0595	9/25/03	\$87,657	DORRatio
003	912610	0595	9/25/03	\$97,500	DORRatio
003	912610	0842	3/27/02	\$255,000	%Compl
003	912610	1385	4/8/03	\$165,000	SAS DIAGNOSTIC OUTLIER
003	937930	0080	10/8/03	\$250,000	Obsol
003	937930	0080	11/21/02	\$92,000	Obsol DORRatio
003	937930	0090	5/15/03	\$195,000	Obsol
003	981870	0009	10/15/03	\$309,000	%Compl ActivePermitBeforeSale>25K
003	982670	1355	9/6/02	\$260,000	Obsol
003	982670	1360	2/5/03	\$269,000	Obsol
003	982670	1370	3/4/03	\$210,000	Obsol
003	982670	1510	11/26/02	\$20,517	Obsol DORRatio
004	051900	0245	7/25/02	\$230,000	%Compl
004	118900	0365	12/16/02	\$188,000	SAS DIAGNOSTIC OUTLIER
004	118900	0785	1/29/02	\$147,950	DORRatio
004	118900	0815	4/11/02	\$189,000	ImpCount
004	118900	0845	3/27/02	\$92,943	ImpCountPARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	118900	1055	4/25/03	\$378,500	SAS DIAGNOSTIC OUTLIER
004	155620	0155	6/30/03	\$415,000	ActivePermitBeforeSale>25K
004	320430	0555	5/8/02	\$436,500	Obsol
004	501500	0280	5/20/02	\$275,000	DIAGNOSTIC OUTLIER
004	501500	0620	3/12/03	\$280,000	SAS DIAGNOSTIC OUTLIER
004	501500	0700	10/15/03	\$83,491	DORRatio
004	501500	1565	9/9/03	\$540,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
004	501500	1685	3/15/02	\$220,000	DIAGNOSTIC OUTLIER
004	501500	1695	4/4/03	\$535,500	Obsol
004	501600	1155	10/24/03	\$585,089	ActivePermitBeforeSale>25K
004	501600	2180	10/6/03	\$125,500	DORRatio
004	501600	2615	4/24/02	\$52,000	DORRatio
004	536620	0095	8/28/03	\$59,614	DORRatio

**Improved Sales Removed from this Annual Update Analysis**

**Area 15**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	536620	0370	9/18/02	\$495,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
004	684070	0075	4/28/03	\$302,000	SAS DIAGNOSTIC OUTLIER
004	721740	0230	7/11/03	\$382,500	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
004	721740	0300	6/17/03	\$300,000	Obsol
004	721740	0525	4/3/03	\$350,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
004	721740	0525	6/3/02	\$167,000	SAS DIAGNOSTIC OUTLIER
004	721740	0895	10/17/03	\$293,000	PrevLand<=10K PrevImp<=10K DORRatio
004	721740	0990	7/15/03	\$425,000	ActivePermitBeforeSale>25K
004	722850	0085	8/28/03	\$84,716	DORRatio
004	722850	0094	9/4/03	\$91,809	DORRatio
004	722850	0095	9/4/03	\$79,317	DORRatio
004	722850	0096	12/16/03	\$117,311	DORRatio
004	796010	0170	12/19/03	\$37,303	DORRatio
004	796010	0207	10/30/03	\$90,621	DORRatio
004	796010	0305	10/1/03	\$349,000	ActivePermitBeforeSale>25K
004	920990	0265	2/5/02	\$170,000	SAS DIAGNOSTIC OUTLIER
004	982820	0185	11/21/03	\$560,000	ImpCount
004	982820	0225	4/23/03	\$274,000	%Compl ActivePermitBeforeSale>25K
004	982820	0226	2/14/03	\$279,000	DIAGNOSTIC OUTLIER
004	982820	0570	4/2/03	\$125,000	DIAGNOSTIC OUTLIER
004	982820	0600	5/22/03	\$381,200	DIAGNOSTIC OUTLIER
004	982820	0605	1/21/03	\$285,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
004	982820	1620	2/11/03	\$171,000	PARTIAL INTEREST (LOVE, AFF, GIFT)
004	982820	1975	12/20/03	\$70,852	DORRatio
004	982870	1045	8/13/03	\$450,000	Obsol
004	982870	1428	11/21/02	\$115,000	DORRatio
004	982870	2015	12/8/03	\$71,451	DORRatio
004	982870	2158	12/5/03	\$452,500	%Compl ActivePermitBeforeSale>25K
004	982870	2159	12/8/03	\$439,950	%Compl ActivePermitBeforeSale>25K
004	983930	0995	12/11/03	\$23,050	DORRatio
004	983930	1190	2/19/03	\$209,353	SAS DIAGNOSTIC OUTLIER
011	034200	0460	2/10/03	\$588,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
011	034200	0470	6/12/02	\$287,500	IMP CHARS CHANGED SINCE SALE
011	036600	0030	2/20/02	\$587,500	ActivePermitBeforeSale>25K
011	036600	0060	3/26/03	\$234,000	SAS DIAGNOSTIC OUTLIER
011	056700	0010	11/18/02	\$302,564	%Compl
011	056700	0010	12/5/03	\$810,000	%Compl ActivePermitBeforeSale>25K
011	056700	0325	4/17/02	\$322,000	Obsol
011	056700	0326	6/9/02	\$371,000	Obsol
011	125020	0980	9/17/03	\$55,000	DORRatio
011	125020	1355	3/20/03	\$750,000	ImpCount
011	125020	1355	5/3/02	\$754,000	ImpCount
011	125020	1355	3/11/03	\$840,000	ImpCount
011	140030	0095	3/12/03	\$173,000	%NetCond
011	364410	0115	10/4/02	\$116,000	LACK OF REPRESENTATION

***Improved Sales Removed from this Annual Update Analysis***

**Area 15**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	429480	0010	9/9/03	\$248,711	LACK OF REPRESENTATION
011	429480	0020	9/23/03	\$177,000	DIAGNOSTIC OUTLIER
011	429480	0085	12/30/02	\$83,000	DORRatio
011	536620	0460	9/10/03	\$104,871	DORRatio
011	636290	0200	6/13/03	\$275,000	DIAGNOSTIC OUTLIER
011	636290	0221	7/16/02	\$184,950	DIAGNOSTIC OUTLIER
011	636290	0240	2/5/02	\$269,000	Obsol
011	684070	1465	3/21/03	\$265,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
011	713730	0074	6/16/02	\$125,000	%Compl DORRatio
011	918720	0005	2/25/02	\$160,000	%Compl DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	516070	0155	12/30/03	125000	4000	N	N
3	684070	0310	10/28/02	115000	5000	N	N
3	765860	0008	3/10/03	135000	4534	N	N
3	765860	0065	1/24/02	72000	3000	N	N
3	794260	1785	3/1/02	119000	5120	N	N
3	912610	0700	9/19/03	80000	3600	N	N
3	981870	0009	3/2/03	70000	3000	N	N
4	982820	2330	5/9/02	143000	6600	Y	N
4	982870	1926	6/30/03	95000	2026	N	N

**Vacant Sales Removed from this Annual Update Analysis****Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	303720	0010	12/8/03	197000	Per buyer, sale inc plans & permits (buyer attributed 30K)
3	331950	2160	12/10/03	238500	This sale included a townhouse - not vacant land
3	794260	0085	10/28/03	282500	E-slip states land w/ prev used bldg & parcel # is 0086 not 0085
3	814120	0015	12/31/03	398500	E-slip states land with new bldg - not vacant land
3	814120	0015	12/31/03	390000	E-slip states land with new bldg - not vacant land
3	912610	1745	4/24/03	11305	Quit Claim Deed - low sale
4	118900	0760	3/25/03	20000	Quit Claim Deed - low sale
4	721740	0895	10/21/03	70000	Seg before sale - characteristics not verified
4	920990	0450	8/22/03	300000	Multi-parcel sale - land with previously used bldg
4	982820	0170	12/31/02	560000	Gov't Agency Sale/Multi-parcel sale
4	982820	0210	6/12/02	250000	Tear Down Sale per e-slip
4	982820	2330	8/19/03	250500	Per nghbr, sale included plans for a 4000sqft house
4	982870	2156	12/17/03	449950	E-slip states land with new bldg - not vacant land
11	447340	0025	8/16/02	60000	Diagnostic Outlier



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2004

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:    2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr